

City of  
Bellevue



# MEMORANDUM

DATE: July 26, 2013

TO: Chair Kasner and Members of the East Bellevue Community Council

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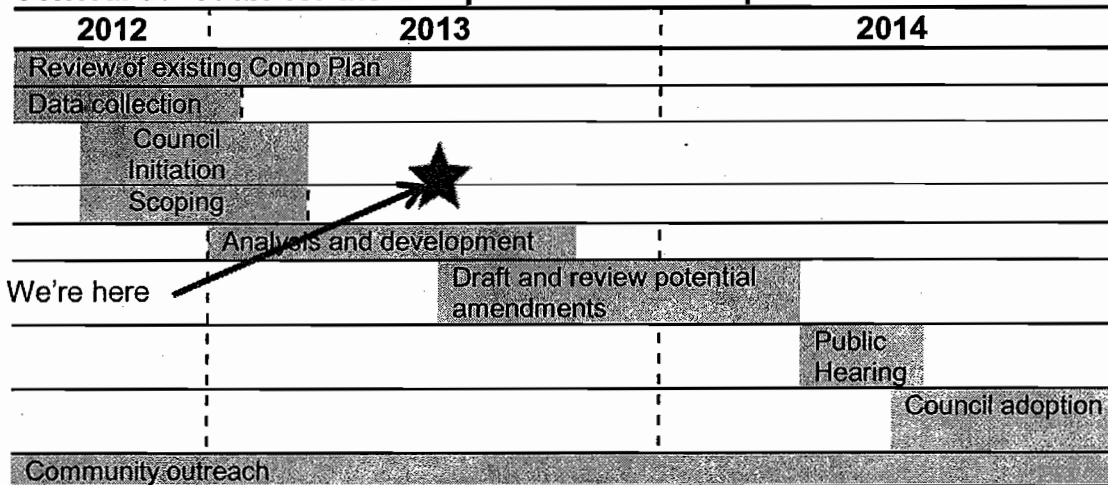
SUBJECT: Comprehensive Plan Update: Housing Analysis

At the August 6, 2013 East Bellevue Community Council meeting, ARCH (A Regional Coalition for Housing) and planning staff will present an update on housing and affordable housing issues. Included in the presentation is information on the City's Comprehensive Plan update, an overview of the existing Housing Element, discussion of the housing analysis data prepared for the update, and information on affordable housing within the East Bellevue Community Council.

## BACKGROUND & ANALYSIS

The City's Comprehensive Plan last underwent a major review in 2004. Thus, with adoption scheduled for 2014 it will be a 10-year update of Bellevue's Comprehensive Plan. Engagement with the commissions and with the community continues throughout the Comprehensive Plan update process. The last East Bellevue Community Council update on the Comprehensive Plan update was in late 2012, and the EBCC hosted the "Forming Our Future" Comprehensive Plan Update community meeting on January 29, 2013.

### General schedule for the Comprehensive Plan Update



### **How the Housing Element is Organized**

The state Growth Management Act (GMA) housing goal speaks to providing housing choice and affordability and well as preserving existing neighborhoods:

*Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Also, the GMA requires that each county and its cities plan to accommodate the growth that is projected over the next 20 years. The City's Housing Element is organized to address this broad charge. It begins with the data (*now out of date*) that establishes the City's housing need and housing capacity. The element then focuses on four specific topics of the city's housing policy:

The **Neighborhood Quality & Vitality** section recognizes the diversity and quality of Bellevue's neighborhoods. It also recognizes that neighborhoods are not static over time and that they evolve to meet the changing needs and lifestyles of the residents and the community.

The **Housing Opportunities** section provides the policy framework for increasing the housing supply while protecting existing neighborhoods - a critical challenge for Bellevue.

Bellevue's **Affordable Housing** policies direct the city's efforts to create housing opportunities for all economic segments of the population through regulatory and incentive approaches.

The **Special Housing Needs** section addresses the needs of some members of the community who cannot live on their own due to disability, health, age, or other circumstances that require special accommodations. Unfortunately, the difficulties some people have in finding housing may be so extreme as to result in homelessness. The city supports emergency housing and takes an active role in creating a variety of housing opportunities for those with special needs.

### **Assessment of the Housing Element**

Overall, the current Housing Element continues to work well and provide policy support for the City's housing program and work items. This is not to say that the City is fully meeting its housing affordability objectives, but rather that policy direction generally exists and that the City continues to work to find effective means of implementation.

Bellevue's adopted 2006-2031 housing target is to achieve 17,000 additional housing units. With a housing capacity of about 18,600 additional housing units under the current zoning, little change is needed to housing policy to address the overall need – although the Comprehensive Plan does need to be updated to recognize the current target.

Housing affordability has been a long-standing concern of Bellevue residents and comments during early outreach have continued to indicate affordability as an important issue. In the past, King County cities had specific targets for the creation of affordable housing that was a percent

of each city's target for new housing. As found in the current Housing Element (top of page 59), Bellevue's target is for 24 percent and 17 percent of new housing in Bellevue to be affordable to low income and moderate income households (defined as 80% and 50% of area median income).

Actual development of new/preserved affordable housing in Bellevue is as follows:

**Bellevue Provision of New/Preserved Affordable Housing: 1993 – 2010**

	Direct Assistance	Land Use Incentives	Market	Sub-Total	Annual Average	Annual Target**
<b>Low Income-50% median</b>	850	0	8	858	48	105
<b>Mod. Income-80% median</b>	582	323	1,152	2,057	117	74

\* Includes permits for accessory dwelling units, density bonuses, etc.

\*\* Based on 1993-2013 growth targets

Bellevue exceeded the target for moderate income housing. However, like other Eastside cities, Bellevue was substantially lagging in the creation of low income housing.

**Change from Targets to Needs Assessment**

The updated Countywide Planning Policies, which were ratified by Bellevue and other cities in 2012, removed the affordable housing targets as they had been used in the past, and replaced them with increased emphasis on identifying the countywide *need* for affordable housing and the *steps* each city could take to address a proportionate amount of that need. Staff from Bellevue, ARCH, other cities and King County worked together to develop this alternative approach.

The new Countywide Planning Policies focus more on implementation strategies that will allow cities to maximize their efforts to achieve a proportionate amount of countywide needs and expressly call out four steps that each city should complete, which is consistent with the housing review we are completing as part of the Comprehensive Plan update:

1. Conduct housing supply inventory and needs assessment
2. Implement policies and strategies to address unmet needs
3. Measure results
4. Respond to measurement results with reassessment and adjustment of strategies

By focusing on the housing *need* the policies are aimed at recognizing the different challenges cities face and the different actions they may take with regard to developing and retaining housing stock to serve lower income populations.

In the process of updating the Countywide Planning Policies it was also acknowledged that the greatest challenge is meeting the housing need for households earning less than 30% of the Area's Median Income (AMI). While market rate housing meets affordability needs in some locations for some moderate income households, all areas of the county struggle with meeting the need for very low incomes.

For Bellevue a key change to the Housing Element will be to recognize the shift from specific affordable housing targets to better addressing the need for housing at various income levels and linking policy support to the necessary implementation steps.

**Affordable Housing in East Bellevue Community Council Area**

On August 6<sup>th</sup> the ARCH program manager will present information on Eastside affordable housing, and affordable housing in the East Bellevue Community Council area. ARCH is a consortium of 15 cities and King County and assists member cities with developing and implementing housing programs across the eastside.

**The East King County Housing Analysis**

A draft of the East King County Housing Analysis is included with the packet. The goal of the Housing Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis that will inform and assist in the updates of local comprehensive plans, as well address the new countywide direction to identify the need for housing at lower income levels. The Housing Analysis will also include a section highlighting conditions in Bellevue and activities taken in the past in Bellevue. Through ARCH, Bellevue works with other East King County cities to address regional comprehensive plan objectives and to collaborate on best practices in housing planning and implementation. On August 6<sup>th</sup> staff will discuss the implications of the data for the Bellevue Comprehensive Plan update.

**ATTACHMENTS**

1. ARCH East King County Trust Fund Summary (1993 – Fall 2012)

**Provided under separate cover**

East King County Draft Housing Analysis Section I and Appendix 5/16/2013  
The Comprehensive Plan Housing element

The current Comprehensive Plan Housing element is also available online:

[http://www.ci.bellevue.wa.us/comprehensive\\_plan.htm](http://www.ci.bellevue.wa.us/comprehensive_plan.htm)

**FIGURE 1**  
**ARCH: EAST KING COUNTY TRUST FUND SUMMARY**  
LIST OF CONTRACTED PROJECTS FUNDED (1993 - Fall 2012)

Project	Location	Owner	Units/Beds	Funding	Pct of Total Allocation	Distribution Target
<b>1. Family Housing</b>						
Andrews Heights Apartments	Bellevue	Imagine Housing	24	\$400,000		
Garden Grove Apartments	Bellevue	DASH	18	\$180,000		
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000		
Glendale Apartments	Bellevue	DASH	82	\$300,000		
Wildwood Apartments	Bellevue	DASH	36	\$270,000		
Somerset Gardens (Kona)	Bellevue	KC Housing Authority	198	\$700,000		
Pacific Inn	Bellevue	Pacific Inn Assoc. *	118	\$600,000		
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000		
Chalet Apts	Bellevue	Imagine Housing	14	\$163,333		
Andrew's Glen	Bellevue	Imagine Housing	10 /11	\$387,500		
Bellevue Apartments	Bellevue ***	LIHI	45	\$800,000		
YWCA Family Apartments	K.C. (Bellevue Sphere)	YWCA	12	\$100,000		
Highland Gardens (Klahanie)	K.C. (Issaquah Sphere)	Imagine Housing	54	\$291,281		
Crestline Apartments	K.C. (Kirkland Sphere)	Shelter Resources	22	\$195,000		
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000		
Habitat - Patterson	Redmond	Habitat of EKC	24	\$446,629		
Avon Villa Mobile Home Park	Redmond **	MHCP **	93	\$525,000		
Terrace Hills	Redmond	Imagine Housing	18	\$442,000		
Village at Overlake Station	Redmond **	KC Housing Authority **	308	\$1,645,375		
Summerwood	Redmond	DASH	166	\$1,187,265		
Coal Creek Terrace	Newcastle **	Habitat of EKC	12	\$240,837		
RoseCrest (Talus)	Issaquah **	Imagine Housing	40	\$918,846		
Mine Hill	Issaquah	Imagine Housing	28	\$450,000		
Clark Street	Issaquah	Imagine Housing	30	\$355,000		
Lauren Heights (Iss Highlands)	Issaquah **	Imagine Housing/SRI **	45	\$657,343		
Habitat Issaquah Highlands	Issaquah ***	Habitat of EKC **	10	\$200,000		
Issaquah Family Village I	Issaquah ***	YWCA **	87	\$4,382,584		
Issaquah Family Village II	Issaquah ***	YWCA	47	\$2,760,000		
Greenbrier Family Apts	Woodinville **	DASH **	50	\$286,892		
Plum Court	Kirkland	DASH	61 /66	\$1,000,000		
Francis Village	Kirkland	Imagine Housing	15	\$375,000		
South Kirkland Park n Ride	Kirkland ***	Imagine Housing	46	\$752,294		
Copper Lantern	Kenmore **	LIHI **	33	\$452,321		
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	87 est	\$615,000		
<b>SUB-TOTAL</b>			<b>1,932</b>	<b>\$22,899,500</b>	<b>58.4% (56%)</b>	
<b>2. Senior Housing</b>						
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000		
Ashwood Court	Bellevue *	DASH/Shelter Resources *	50	\$1,070,000		
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64 /84	\$2,480,000		
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000		
Riverside Landing	Bothell **	Shelter Resources **	50	\$225,000		
Kirkland Plaza	Kirkland	Imagine Housing	24	\$610,000		
Totem Lake Phase 2	Kirkland ***	Imagine Housing	80	\$736,842		
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000		
Ellsworth House Apts	Mercer Island	Imagine Housing	59	\$900,000		
Greenbrier Sr Apts	Woodinville **	DASH/Shelter Resources **	50	\$196,192		
<b>SUB-TOTAL</b>			<b>497</b>	<b>\$6,633,034</b>	<b>16.9% (19%)</b>	

**FIGURE 1**  
**ARCH: EAST KING COUNTY TRUST FUND SUMMARY**  
**LIST OF CONTRACTED PROJECTS FUNDED (1993 - Fall 2012)**

Project	Location	Owner	Units/Beds	Funding	Pct. of Total Allocation	Distribution Target
<b>3. Homeless/Transitional Housing</b>						
Hopelink Place	Bellevue **	Hopelink **	20	\$500,000		
Chalet	Bellevue	Imagine Housing	4	\$46,667		
Kensington Square	Bellevue	Housing at Crossroads	6	\$250,000		
Andrew's Glen	Bellevue	Imagine Housing	30	\$1,162,500		
Bellevue Apartments	Bellevue ***	LIHI	12	\$200,000		
Sophia Place	Bellevue	Sophia Way	20	\$250,000		
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750		
Avondale Park	Redmond	Hopelink (EHA)	18	\$280,000		
Avondale Park Redevelopment	Redmond **	Hopelink (EHA) **	60	\$1,502,469		
Petter Court	Kirkland	KITH	4	\$100,000		
Francis Village	Kirkland	Imagine Housing	45	\$1,125,000		
South Kirkland Park n Ride	Kirkland ***	Imagine Housing	12	\$188,073		
Totem Lake Phase 2	Kirkland	Imagine Housing	15	\$138,158		
Rose Crest (Talus)	Issaquah **	Imagine Housing	10	\$229,712		
Lauren Heights (Iss Highlands)	Issaquah ***	SRI **	5	\$73,038		
Issaquah Family Village I	Issaquah ***	YWCA **	10	\$503,745		
<b>SUB-TOTAL</b>			<b>257</b>	<b>\$6,621,112</b>	<b>16.9% (13%)</b>	
<b>4. Special Needs Housing</b>						
My Friends Place	K.C.	EDVP	6 Beds	\$65,000		
Stillwater	Redmond	Eastside Mental Health	19 Beds	\$187,787		
Foster Care Home	Kirkland	Friends of Youth	4 Beds	\$35,000		
FOY New Ground	Kirkland	Friends of Youth	6 Units	\$250,000		
DD Group Home 7	Kirkland	Community Living	5 Beds	\$100,000		
Youth Haven	Kirkland	Friends of Youth	10 Beds	\$332,133		
FOY Transitional Housing	Kirkland	Friends of Youth	10 Beds	\$240,000		
DD Group Home 4	Redmond	Community Living	5 Beds	\$111,261		
DD Group Homes 5 & 6	Redmond/KC (Bothell)	Community Living	10 Beds	\$250,000		
United Cerebral Palsy	Bellevue/Redmond	UCP	9 Beds	\$25,000		
DD Group Home	Bellevue	Residence East	5 Beds	\$40,000		
AIDS Housing	Bellevue/Kirkland	Aids Housing of WA.	10 Units	\$130,000		
Harrington House	Bellevue	AHA/CCS	8 Beds	\$290,209		
DD Group Home 3	Bellevue	Community Living	5 Beds	\$21,000		
Parkview DD Condos III	Bellevue	Parkview	4	\$200,000		
IERR DD Home	Issaquah	IERR	6 Beds	\$50,209		
FFC DD Homes	NE KC	FFC	8 Beds	\$300,000		
Oxford House	Bothell	Oxford/Compass Ctr.	8 Beds	\$80,000		
Parkview DD Homes VI	Bothell/Bellevue	Parkview	6 Beds	\$150,000		
FFC DD Home II	TBD	FFC	4 Beds	\$168,737		
<b>SUB-TOTAL</b>			<b>148 Beds/Units</b>	<b>\$3,026,336</b>	<b>7.7% (12%)</b>	
<b>TOTAL</b>			<b>2,834</b>	<b>\$39,179,982</b>	<b>100.0%</b>	

\* Funded through Bellevue Downtown Program

\*\* Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)

\*\*\* Amount of Fee Waiver still to be finalized

## Comprehensive Plan Update: Housing Element

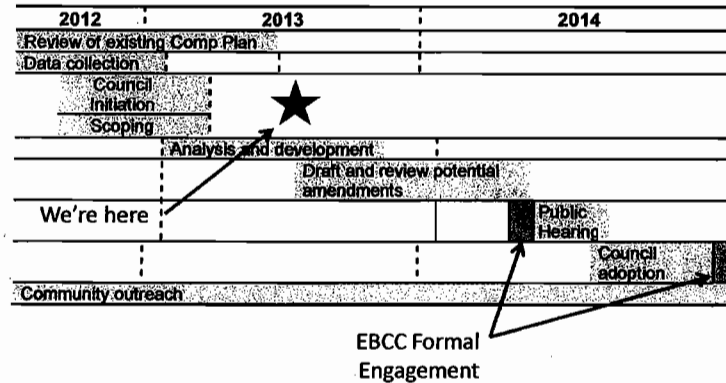
East Bellevue Community Council  
August 6, 2013

### Comprehensive Plan Update: Housing Element

#### Tonight's Discussion:

- *Comprehensive Plan Update Schedule*
- *EKC Housing Analysis*
- *Affordable housing in EBCC*
- *Overview of existing Housing Element*
- *Affordable housing "Toolkit"*

## General Schedule for the Comprehensive Plan Update



Engagement with the commissions and with the community continue throughout the Comprehensive Plan update process.

## Introduction

The updated Countywide Planning Policies, approved by Bellevue and other cities in 2012, focus on implementation:

- Conduct housing supply inventory and needs assessment
- Implement policies and strategies to address unmet needs
- Measure results
- Respond to measurement results with reassessment and adjustment of strategies

*Consistent with our Comprehensive Plan update housing review*

The countywide need for housing by percentage of Area Median Income (AMI) is:

- 50 – 80% of AMI (moderate) 16% of total housing supply
- 30 – 50% of AMI (low) 12% of total housing supply
- 30% and below AMI (very-low) 12% of total housing supply

### Bellevue New/Preserved Affordable Housing 1993-2010

	Direct Assistance	Land Use Incentives	Market	Sub-Total	Annual Average	Annual Target**
Low Income - 50% median	850	0	8	858	48	105
Mod. Income-80% median	582	323	1,152	2,057	117	74

Includes permits for accessory dwelling units, density bonuses, etc.

\*\* Based on 1993-2013 growth targets

- Housing need of 51-80% AMI households achieved regionally, and by Bellevue
- All regions struggle to meet housing need of low income households
- Greatest challenge is meeting the housing need for households earning less than 30% AMI (very-low)
- Many of the market produced moderate units are smaller, rental units

## What Does the Data Tell Us?

### East King County Housing Analysis

- Provides all ARCH member cities with consistent data and analysis
- Informs the Comprehensive Plan updates
- Addresses new countywide direction to identify the need for housing at lower income levels.

### East King County

## Housing Analysis

Pursuant to RCW 36.70A.070(2),  
Growth Management Act of Washington.

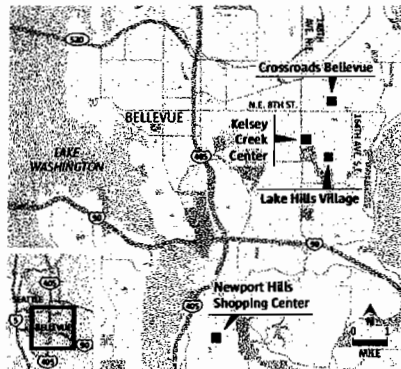
## What Does the Data Tell Us?

### Trends

Seattle Times, July 8, 2013, by Nancy Bartley

#### East Bellevue shopping centers

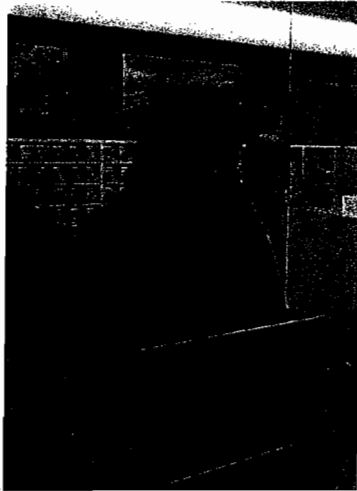
The former Lake Hills Shopping Center is being redeveloped as Lake Hills Village to include retail, office space and housing – with an eye to making services accessible without a car. It is the most recent Bellevue shopping center being revitalized.



#### Developers trying to revive suburban shopping centers

A few Eastside centers have redeveloped, while others are waiting for a face-lift. What sets Lake Hills Village apart, is the plan to add housing to the mix. Housing "is really a departure for a neighborhood shopping center" said Dan Stroh, Bellevue Planning Director. "Mixed retail and housing in the same development is common in downtown Bellevue, but in a little neighborhood center it's much less common".

### What Does the Data Tell Us?



#### Community Feedback

- Housing affordability is a top concern among Bellevue residents, based on community survey.
- Early outreach have continued to indicate affordability as an important issue.

### What Does the Data Tell Us?

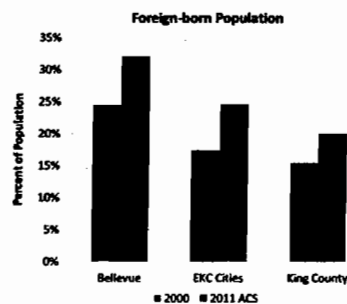


#### Selected data about our community

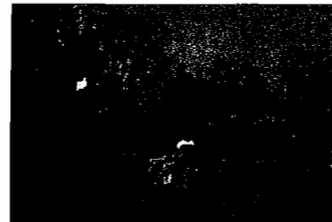
- ⇒ Persons over the age of 60 could make up almost 25% of east King County's population by 2025

## What Does the Data Tell Us?

### Selected data about our community



- ⇒ 33% of Bellevue's population is foreign born
- ⇒ Asian-American population is the city's largest minority group,
- ⇒ Hispanic-Latino and Eastern Europeans are the city's fastest growing ethnic groups



## What Does the Data Tell Us?

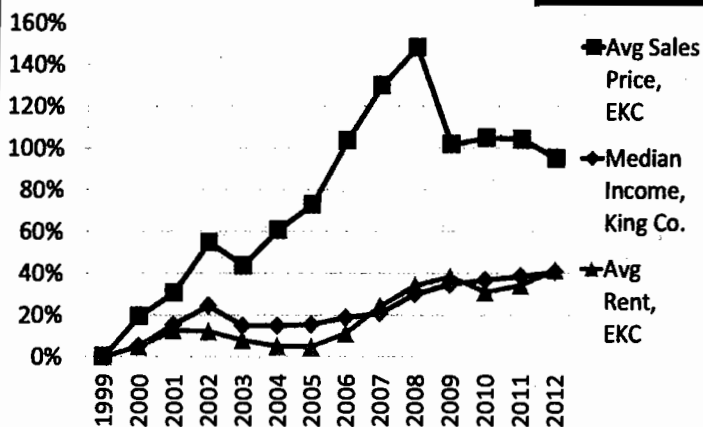
### Selected housing need data



- ⇒ 90% of the City's housing capacity is in mixed-use districts
- ⇒ Since 1990 MF has gone from 45% to 50% of city's housing
- ⇒ Ownership remains at about 60%

## What Does the Data Tell Us?

### Ownership Housing cost



## What Does the Data Tell Us?

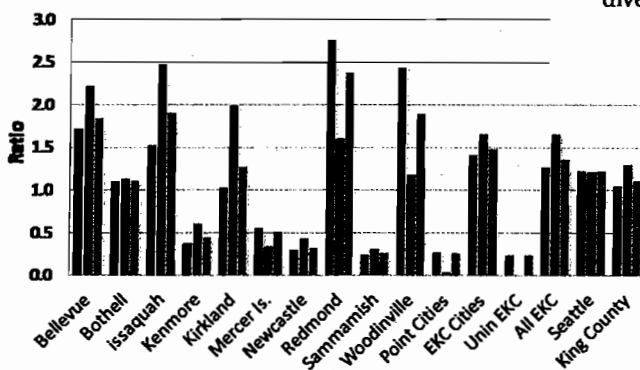
### Jobs / Housing Balance

⇒ When there is a shortage of housing affordable to the local workforce, job growth can pressure housing prices

⇒ ED-7 Encourage an adequate supply of workforce housing that meets the needs of the city's diverse employment base.

### Jobs-Housing Balance Ratio: Demand to Supply of Housing, 2006 - 2031

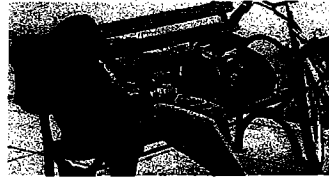
■ 2006 ■ 2031 Target ■ 2031 Total



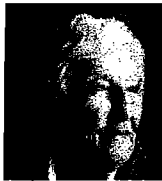
## What Does the Data Tell Us?

### Selected community need data

- ⇒ In 2013 Eastside shelters and transitional housing programs served nearly 1000 men, women, youth, and children with a prior Eastside address
- ⇒ The One Night Count of those sleeping outside on the Eastside increased from 138 in 2012 to 197 in 2013

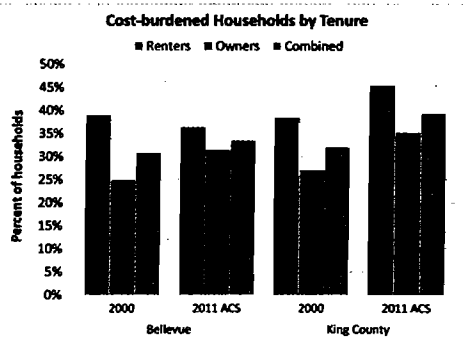


## What Does the Data Tell Us?



### Selected community need data

- ⇒ 6% of Bellevue's households are below poverty
- ⇒ % Severely cost burdened households have remained relatively flat, renter households relatively flat, some increase in owner households (2000-2010).
- ⇒ 17% of renter households and 13% of owner households are severely cost-burdened



## Current Housing Element

- Housing Goal:
  - *To maintain the strength, vitality, and stability of single family and multifamily neighborhoods and to promote a variety of housing opportunities to meet the needs of all members of the community.*
- Data establishing the City's housing need and capacity
- Neighborhood Quality & Vitality
- Housing Opportunities
- Affordable Housing
- Special Housing Needs

*Overall, housing policies continue to work well, but City needs to develop effective means of implementation.*

## Neighborhood Quality & Vitality



## Housing Opportunities



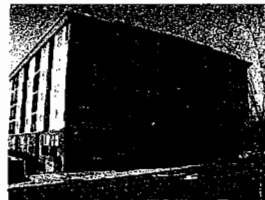
Small lot Single Family



Duplex & Multiplex



Accessory Dwelling Units



Transit & Workplace Accessible Housing

## Affordable Housing



Cambridge Court senior rental



Andrew's Glen apartments, Imagine Housing



Garden Grove family rental, DASH



Habitat Overlake

### Special Housing Needs



Evergreen Court Senior



Harrington House



Hopelink Place Transitional Housing



Parkview Group Home

### Housing Work Program "Toolbox"

1. Direct Support: ARCH Housing Trust Fund, Land Donations
2. Affordable Housing Incentives: Density bonuses, FAR incentives in Bel-Red, reduced parking regulations
3. Financial Incentives: Transportation impact fee waivers, MFTE
4. Housing Regulations: Rezones for housing potential, PUDs, Accessory dwelling units
5. Catalyst TOD Housing

## Past Successes & Challenges Direct Support

### ARCH Housing Trust Fund

- Funded over 2,800 units since 1993
- Includes over 900 units in Bellevue.

### Land Donations / Land Lease

- Donated or leased city land for housing: HopeLink Place, Ashwood Court and Brandenwood Senior Apts, and Habitat for Humanity



HopeLink Place, Transitional Housing

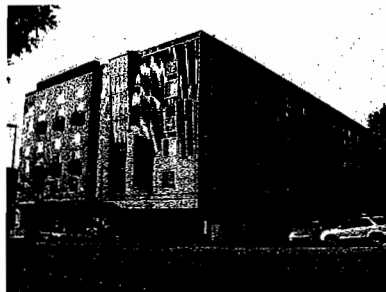
## Past Successes & Challenges Affordable Housing Incentives

### Affordable Housing Density Bonus & FAR Incentive Program

- Few units under voluntary density bonus
- Affordable housing is a 1<sup>st</sup> Tier incentive in Bel-Red FAR Incentive System

### Reduced Parking Requirement

- DT and Bel-Red: Minimum .25 parking places per small affordable unit



Pacific Inn

## Past Successes & Challenges

### Financial Incentives

#### Transportation Impact Fee Waivers

- Requires long term affordability
- School Impact Fees waived in ISD

#### Multifamily Tax Exemption (MFTE)

- Work Program/Not implemented
- Exempts property taxes up to 12 years on MF building (not land) that includes at least 20% affordable units

#### Senior Housing Regulation

- Allows higher density for smaller senior units



Kensington Square, Housing at the Crossroads

## Past Successes & Challenges

### Housing Regulations

#### Rezoning to Allow Housing

- 1980s Downtown plan has resulted in over 7,300 downtown units
- Bel-Red Subarea could result in 5,000 new housing units in 30 years
- Lake Hills Shopping Center, Factoria Shopping Center, and Crossroads could redevelop with new housing



Lakemont Crest

#### Planned Unit Development (PUD)

- Encourages innovative site design

#### Accessory Dwelling Units

- For extended family, caregiver, or rental

## Past Successes & Challenges

### Catalyst Mixed Use / Transit Oriented Development (TOD)

#### "Transit Oriented Housing" or "Location Efficient Housing"

- Easy access to transit and jobs
- May reduce auto use, and combined cost of housing and transportation

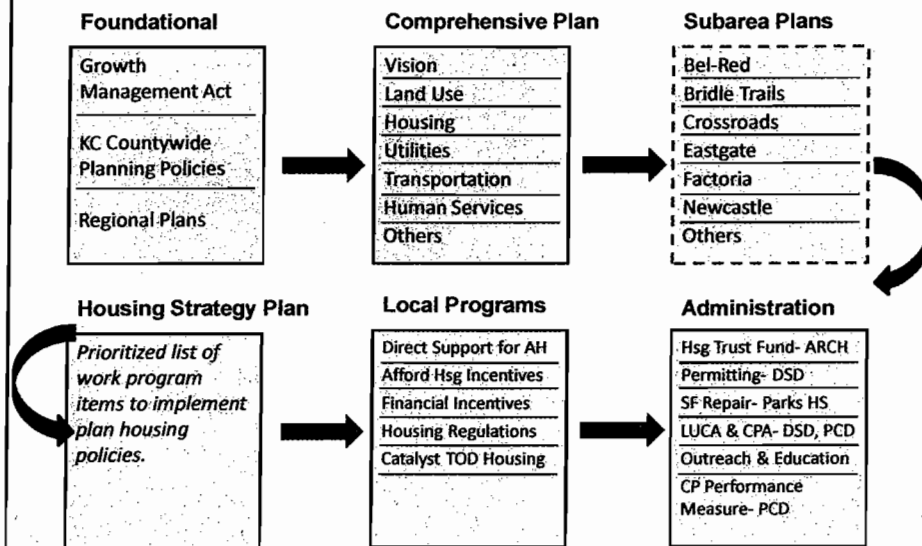


Ashwood Court - DASH

#### Catalyst Housing in a Transitioning Area

- Public investment in housing or infrastructure
- Ashwood Court and Pacific Inn used Downtown Housing Fund in mid-90s

## Bellevue Actions Impacting Housing



### Next Steps

- Input from Boards and Commissions
  - Encouraged to attend Planning Commission Study Sessions on the CPU
- Housing Needs Analysis City Summary Report will be distributed
- Planning Commission will continue review of Housing and Humans Services elements
  - Late 2013- Next Planning Commission study session on Housing & Human Services Elements

East King County

# Housing Analysis

Pursuant to RCW 36.70A.070(2), Growth Management Act of Washington.



5/16/2013

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# **I. EAST KING COUNTY NEEDS ANALYSIS**

## **INTRODUCTION**

Under the provisions of the Growth Management Act, each housing element is to “include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.” Further guidance on preparing a “needs analysis” is provided in the Countywide Planning Policies. The goal of this East King County Needs Analysis is to provide all ARCH (A Regional Coalition for Housing) member cities with consistent data and analysis which will inform and assist in the updates of local comprehensive plans. The housing needs analysis should inform readers as to the specific needs that they can expect to exist within the forecast population. It is also intended to help understand who lives and works in East King County in order to inform our individual cities and overall sub-region’s existing and projected housing needs.

Cities in East King County have created a partnership through ARCH to help them better address local housing needs. This partnership of cities has acknowledged that they are all part of a larger contiguous housing market with common issues facing many member cities. This needs analysis has been organized to reflect this partnership and recognize the many common housing market conditions and needs. Along those lines this document is organized into three sections:

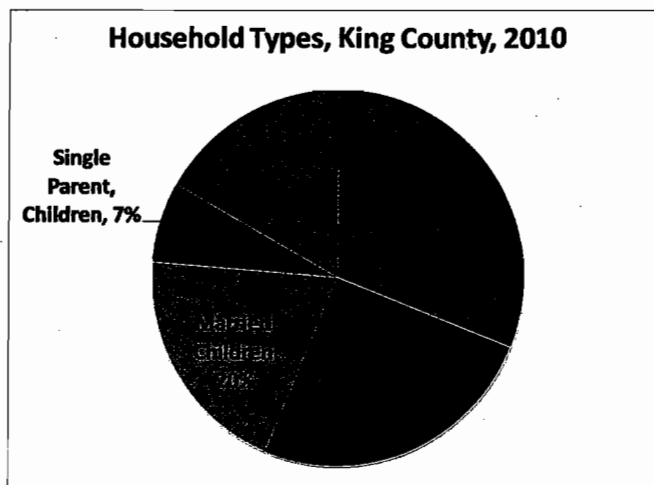
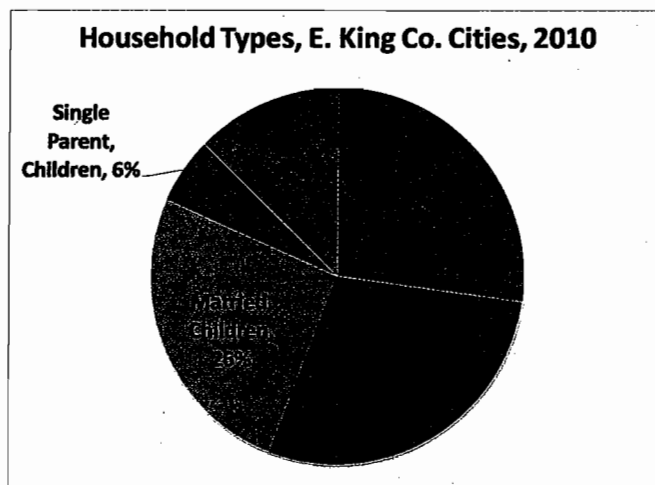
- East King County Report. This report highlights the key demographic and housing information for East King County. Much of the information in this section is provided at the sub-regional level with some mention where cities vary significantly from East King County averages.
- City Summary Report. A separate report is also provided for each city that is a member of ARCH. This report highlights: where an individual city’s conditions vary significantly from the results reported in the East King County report; unique characteristics of the city that impact local housing conditions; and local efforts made in the past to address local housing needs.
- Housing Needs Analysis Appendix. The appendix includes a wider range of demographic and housing related data, including more detailed tables for all the information provided in the sub-regional and city summary reports. Most data is provided at the city, sub-regional and countywide level.

There are several elements of the East King County needs analysis. The first part, Housing Needs, provides demographic and other information for local residents. It also includes information regarding the local workforce. This information helps to define the demand for housing in a community. The second part, Housing Supply, looks at the type and affordability of existing housing in the community. The third part, Summary Findings, identifies areas of needs by comparing *demand*—for various housing types and affordability levels for existing residents and employees and projected growth—with existing and projected housing *supply*.

## HOUSING NEEDS

### Population Growth

Population in East King County has grown more than 15% between 2000 and 2009. This growth is more than double the rate of Seattle (7%), nearly one and a half times that of the King County average (10%), and greater than the state population growth rate of 13%. The cities in East King County with the highest proportion of population increase included Issaquah, Redmond, Sammamish and Newcastle, while the population of Mercer Island and the “Point Cities” (Medina, Clyde Hill, Yarrow Point, Hunts Point, Beaux Arts Village) remained essentially unchanged. (See **Exhibit A** in the Appendix.)



**CHART 1**

Source: U.S. Census Bureau (2011)

### Household Types

The mix of household types at both the County and East King County level, have remained essentially the same since 2000 (**Chart 1**). Compared to countywide, East King County has a slightly larger proportion of married households.

Similarly, *Eastside cities have not seen a significant change in their mix of household types from 2000 levels.* (See **Appendix, Exhibit B.**)

Most East King County cities have a similar mix of household types, with the notable exceptions that Sammamish and the Point Cities have high proportions of married with children households, and Kirkland and Redmond have high proportions of one-person households.

*One-person households and married couples without children compose 57% of East King County households.*

Sammamish, at just over 40%, is the only Eastside city with less than 50% of households in these two categories.

### Household Sizes

Based on the household mix, it is not surprising that *64% of Eastside households have one or two people.* Thirty percent (30%) have household size of three or four-persons and only 7% are

larger than four people. (See **Appendix, Exhibit C.**) One-person households are more likely to be seniors, or living below the poverty level.

### Senior Population

Unlike the period from 1990 to 2000 which saw a percentage increase in seniors, especially over the age of 75, *the percentage of senior residents has remained relatively stable since 2000* (about 12%).

Relative to the East King County average, Bellevue, Mercer Island and the Point

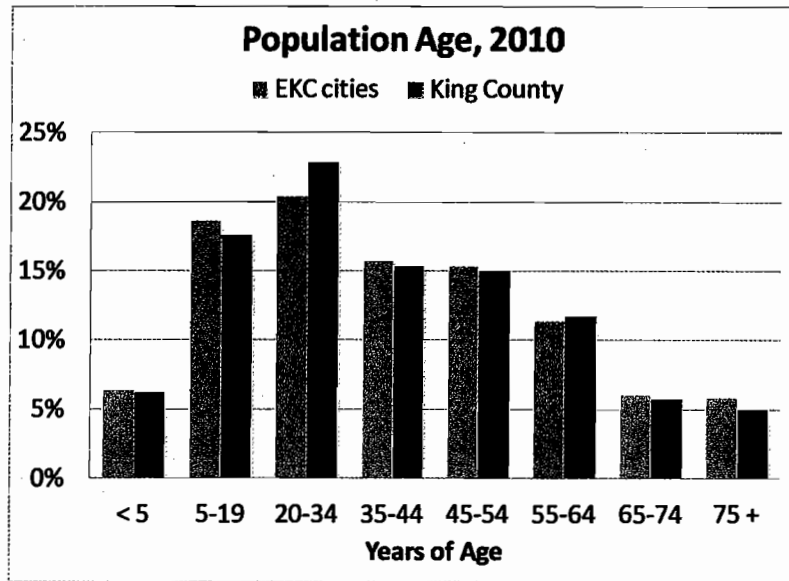
Cities have a relatively high proportion of seniors, while Sammamish, Newcastle and Redmond have a relatively low proportion of seniors. (See **Appendix, Exhibit D.**)

Seniors remain about equally split between seniors aged 65 to 75, and those over age 75. This could be implying that the increasing senior population resulting from longer life spans may be beginning to flatten out. However, as shown in **Chart 2**, *the 'Baby Boom' will be entering the 65- to 75-year age group in the next decade. The Area Plan on Aging (Aging and Disability Services, 2007) predicts that residents over age 60 could make up almost a quarter of East King County's population by 2025.*

### Ethnicity/Immigration

Ethnic mix in East King County has seen significant shifts over the past 20 years. Minority populations have gone from just over 10% in 1990 to 32% in 2009 (**Appendix, Exhibit E**). A large portion of this increase has been due to increases in Asian population. Since the early 2000s there has also been a large proportional increase in Hispanic population, though the percentage of Hispanics is significantly less than Asian population. By comparison, the African-American population has remained proportionately stable countywide, and in East King County has remained at a relatively low proportion of 2% of the population.

- **Foreign-born and Linguistically Isolated<sup>1</sup> Populations:** A high proportion of the increase in minority population correlates to a large increase in foreign-born residents (**Appendix, Exhibit E**). This can lead to a higher number of linguistically isolated



**CHART 2**

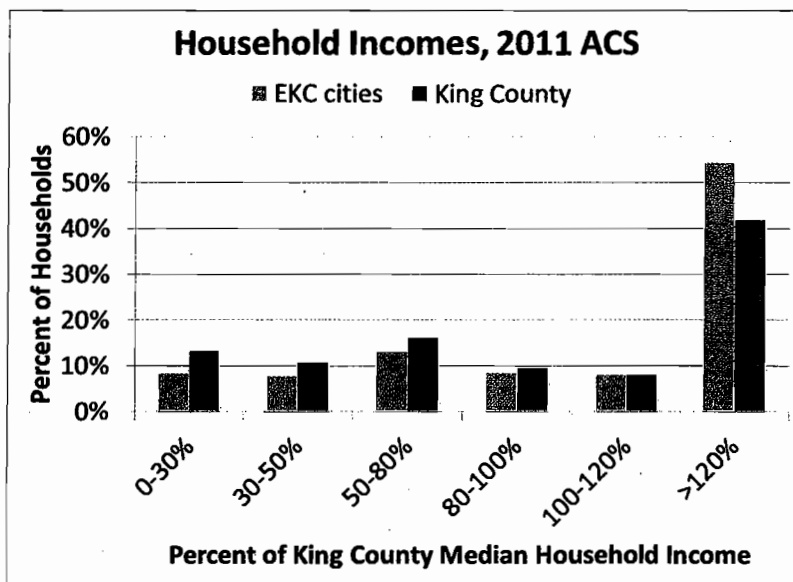
Source: U.S. Census Bureau (2011)

<sup>1</sup> The Census Bureau defines a linguistically isolated household as one in which no one 14 years old and over speaks only English or speaks a non-English language and speaks English "very well."

residents who typically earn less, are at a higher risk of becoming homeless, and can experience difficulties finding and obtaining affordable housing and information about affordable housing opportunities. There has been a steady increase in the number of linguistically isolated individuals in East King County. However it is about half the proportion of countywide figures.

## Household Incomes and Cost-burdened Households

**Household Income.** Overall, household median incomes are higher in East King County cities than the countywide average. In terms of understanding housing demand, it is more relevant to look at the cross section of household incomes (**Chart 3**). This evaluation shows that



**CHART 3**

Source: U.S. Census Bureau (2012)<sup>2</sup>

approximately 18% of all East King County households earn under 50% of median income (low-income, \$42,800 for a family of 4 in 2010. See **Appendix, Exhibit S** for more detail). Of those about half earn less than 30% of median income. An additional 16% earn between 50% and 80% of median income (moderate-income, \$68,480 for a family of 4 in 2010). While significant levels, both of these figures are lower than countywide figures. Middle-income households (80% to 120% median income) make up another 18% of households, which is similar to countywide figures. *Compared to 2000, there has been an increase in the proportion of low-income households, and a small decrease in the proportion of moderate- and middle-income households (Appendix, Exhibit F).* Lower income households are more likely to be households headed by persons under 25 years of age, or to a lesser extent, above 65 years of age.

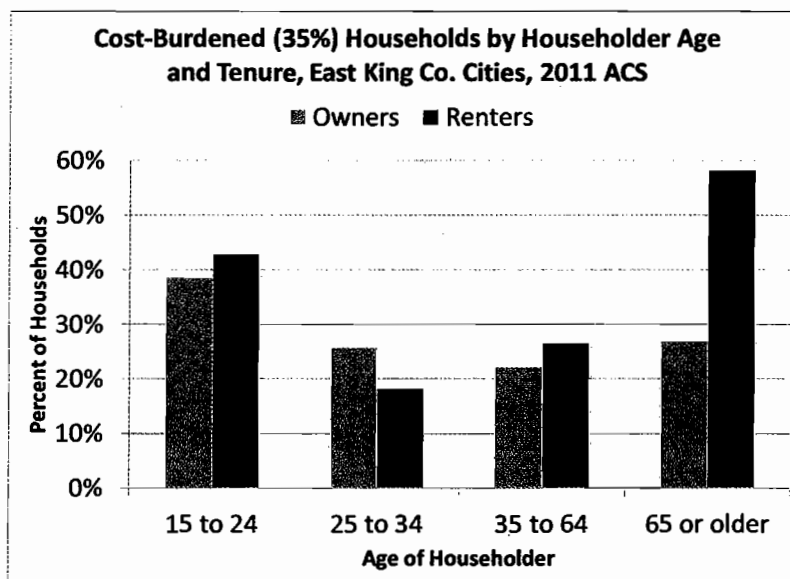
**Poverty Level.**<sup>3</sup> Approximately 5% of households in East King County have income below the poverty level, compared to 12% in Seattle and 9% countywide. Poverty levels have increased

<sup>2</sup> "2011" data from the U.S. Census Bureau refers to the American Community Survey, five-year averages of 2007-2011. It is the latest dataset from the Census Bureau that reports this data for city geographies.

<sup>3</sup> Households are classified as poor when the total income of the householder's family is below the appropriate poverty threshold. The poverty thresholds vary depending on three criteria: size of family, number of related children, and, for 1- and 2-person families, age of householder (U.S. Census Bureau).

from about 4% in 2000, a similar level of increase as countywide. Poverty levels range from as low as 3% in Issaquah, Mercer Island Sammamish and Point Cities, to as high as 8% in Kenmore. These households live predominantly in rental housing, are less likely to be families versus other types of households, and slightly more likely to be seniors. (See **Appendix, Exhibit G.**)

**Cost-Burdened Households.** Cost-burdened households are those that pay more than 30% of their income for housing. Overall, about 34% of all households in East King County are cost-burdened. This is slightly less than countywide figures. (See **Appendix, Exhibit H.**) In East King County, rates have increased somewhat since 2000, especially for homeowners, which could be explained by the large increase in home prices relative to median income. Percentages of cost-burdened households increased at a greater rate countywide. Most significantly, *a much higher proportion of lower income households—75%—are cost-burdened, compared to fewer than 10% of higher income households. A somewhat higher proportion of renter versus owner households (38% versus 31%) are cost-burdened. Though the number of cost-burdened households is spread throughout all age groups, a higher proportion of young households and senior households are cost-burdened* (Chart 4).



**CHART 4**

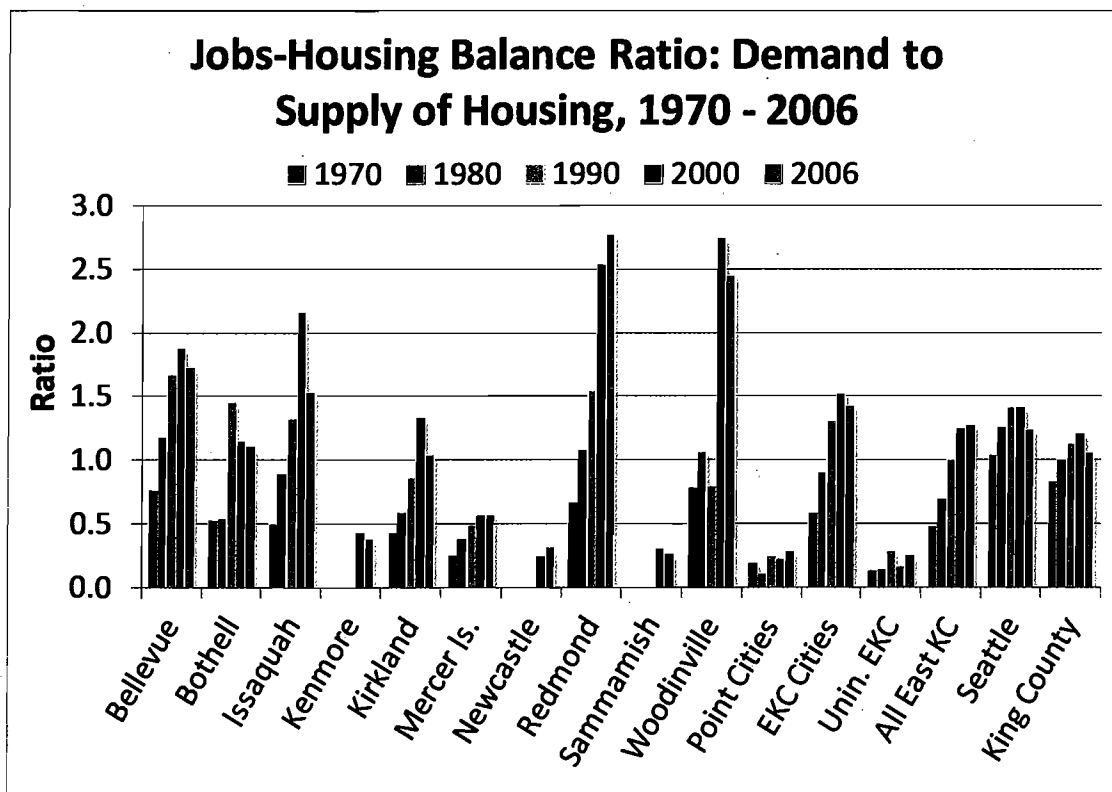
Source: U.S. Census Bureau (2012)

**Severely Cost-Burdened Households.** Households who pay over 50% of their income for housing are considered severely cost-burdened. About 14% of all East King County households are severely cost-burdened. About one-third of cost-burdened homeowners are severely cost-burdened, while about one-half of cost-burdened renter households are severely cost-burdened. (See **Appendix, Exhibit H.**)

## Local Employment

**Jobs-Housing Balance.** A primary driver of the demand for housing is the local workforce. Many of the cities in East King County and East King County as a whole over the last 30 years have transformed from suburban “bedroom” communities to employment centers. This workforce can impact the local housing market in several ways. First is the overall demand for housing. **Chart 5** shows that *East King County and many of its cities have a greater demand for housing resulting from employment than there is housing available (“jobs-housing balance”)*. While the last eight years has seen some stabilization in this ratio of demand for housing from employment, it is still relatively high. When planned for employment and housing growth is added to existing levels, the cumulative impact could further increase the imbalance of housing to employment in East King County (**Appendix, Exhibit I**).

**Local Salaries.** A second important driver of housing demand is how well the supply of housing matches the profile of the local workforce, both in terms of the type and affordability of housing. A common perception is that local employment is skewed toward higher paying technology related jobs. East King County does have a relatively high proportion of tech jobs (57% versus 43% countywide), and represents the sector with the highest employment growth

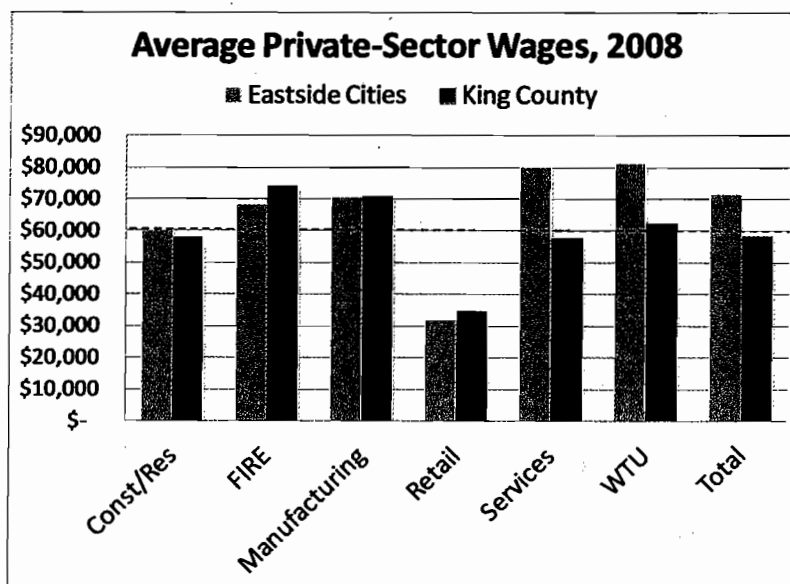


**CHART 5**

A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

Source: ARCH.

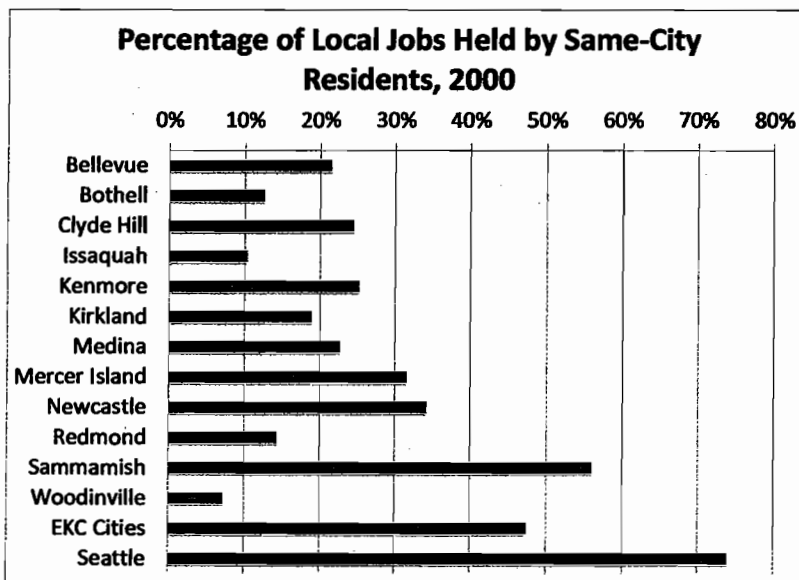
over the last 10 years in East King County. In particular, 70% of Redmond's jobs are service sector jobs, and have an average salary twice the countywide average. But for the other two-thirds of service sector jobs in the rest of East King County, average salaries are comparable to county wide salaries (**Chart 6**). In addition, other than the WTU sector (wholesale, transportation and utilities), average salaries in cities for the balance of jobs are at, or in many cases, less than countywide salaries for similar sector jobs (**Appendix, Exhibit J**). In other words, *while 25% of jobs in East King County have salaries relatively high compared to countywide salaries for similar jobs, 75% of jobs have similar or lower salaries than countywide averages.*



**CHART 6**

Source: Puget Sound Regional Council (2009)

**Relationship to Commuting.** An indirect impact of this balance between the local workforce and housing supply can be an impact on local transportation systems and potentially economic development. Commute patterns in East King County appear to support the data on jobs-housing balance described above. In 2000, the majority of people that worked in East King County lived



**CHART 7**

Source: U.S. Census Bureau (2002).

outside of East King County (**Chart 7**). This compares to almost 75% of workers in Seattle living in Seattle. One question this leads to is who is commuting and why? How much is it a choice versus an economic decision? Overall housing costs and resident median income are relatively high in East King County, though many jobs have similar salaries as countywide averages. In looking at local housing costs and the number of cost-burdened households in

East King County, it is a fair assumption that a large number of employees find it difficult to live in East King County.

This type of situation where workers may “drive to qualify” has led to increased interest in accounting for both housing and transportation expenses when considering overall housing affordability. There have been attempts to develop an index that measure these combined costs. Time and money spent on commuting have financial and quality of life impacts on household, as well as potentially impacting the ability to recruit qualified workers. This could be particularly true for employers such as hospitals and school districts being able to recruit or retain employees for positions that have similar pay in different regions.

### **Persons with Special Housing Needs**

Within any population there are smaller sub-groups that have additional needs, especially related to housing with appropriate services, affordability, or both. This includes seniors, persons with disabilities, and the homeless. Given the size of these populations, their needs are typically described on a more regional level, but needs to some degree exist in all communities. Following is some information to give perspective on these needs in East King County.

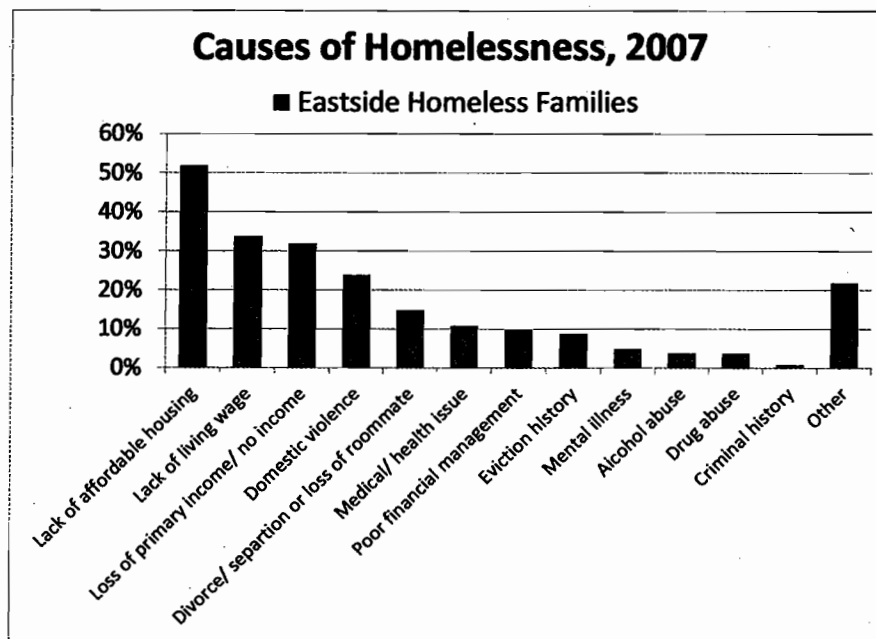
***Supplemental Security Income (SSI).*** One indicator of persons with special needs are persons receiving Supplemental Security Income (SSI), which provides a minimum level of income for needy aged, blind, or disabled individuals. Overall, about 2,700 households in East King County receive SSI (**Appendix, Exhibit K**). At 1.8% of total households, this is lower than the 2.9% countywide average. Communities with high proportion of households receiving SSI include Kenmore and Kirkland, and those with lower proportion of seniors typically having smaller proportions.

***Group Quarters.*** Another indicator of residents with special needs is persons who live in group quarters.<sup>4</sup> This is consistently less than one percent of the population of Eastside cities. The percentages are slightly higher in the rest of King County and Washington (1.5% to 2.5%). (See **Appendix, Exhibit K**.)

***Homelessness.*** In 2005, government officials, funders, homeless people, and housing and service providers initiated a plan to end homelessness in King County in ten years. It has galvanized efforts to improve housing and services for homeless people, resulting in significant increases in housing targeted to the homeless. As part of that effort, the Eastside Human Services Forum and Eastside Homeless Advisory Committee created a plan targeting the needs of homeless in East King County. The report includes data on the causes of homelessness (Chart 8), with 52% indicating the primary cause is the lack of affordable housing. The report estimates

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<sup>4</sup> A group quarters is a place where people, usually unrelated to one another, live or stay in a (home) that is owned or managed by an entity or organization providing housing and/or services for the residents... These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories (U.S. Census Bureau).



**CHART 8**

Causes identified by case managers at Sound Families intake. Families could list more than one cause of homelessness.

Source: Eastside Human Services Forum (2007).

a need for 820 units to serve single adults, 930 units for families, including 75 for victims of domestic violence, and 96 for youth and young adults. Each of these populations can have different needs, so different types of housing and services are appropriate. Since 2005, close to 300 new units have been created for the Eastside, more than doubling the 229 that existed prior to the *10-Year Plan to End Homelessness* (Committee to End Homelessness in King

County, 2005). (See **Appendix, Exhibit P-4.**)

Reports such as those prepared by school districts (reports on homeless students) and the One-Night Count help to track results of local efforts. The state Superintendent of Public Instruction's report for the 2009-10 school year showed a 41% increase in homeless students in East King County schools from the 2006-07 school year (614 students, up from 436; **Appendix, Exhibit K**). The One-Night Count has showed an overall decrease in homeless persons found unsheltered over the last two years. These reports show that *while progress is being made, there are still a significant number of homeless persons in our cities.*

## HOUSING SUPPLY

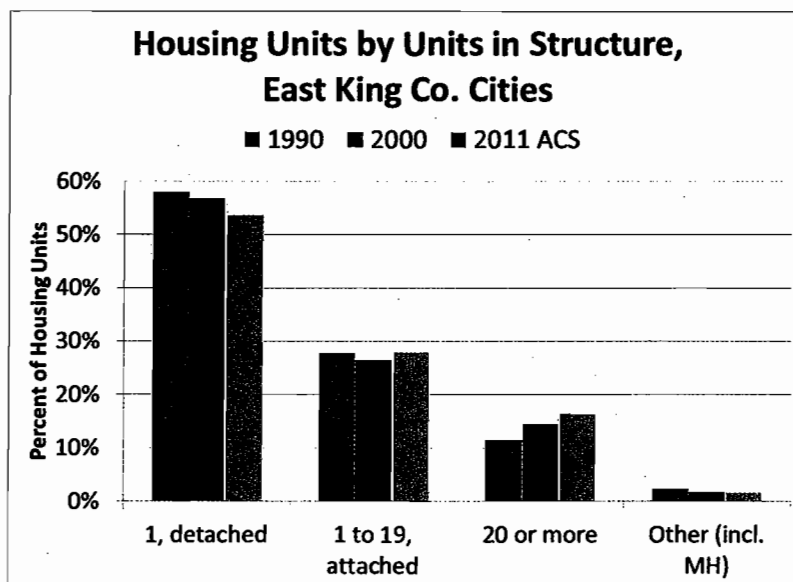
This section discusses the existing housing supply in East King County and how the supply of residential housing has changed over time. It includes information on the type and cost of existing housing, capacity for new housing, and targets for new and affordable housing.

### General Housing Stock

**Type and Cost.** The most basic distinction in housing is if it is single-family, multi-family or manufactured housing. **Chart 9** shows that the proportion of single-family homes in East King County has decreased about 5 percentage points over the last 20 years, with a proportional increase in multi-family housing, primarily in developments with more than 20 units. This trend is fairly consistent among ARCH cities, and is consistent with local policies to encourage new development in their centers and preserving existing single-family areas.

**Homeownership Rates.** Over time, the rate of homeownership in East King County (64% in 2009) has generally been higher than the countywide average (61% in 2009), and has followed trends similar to countywide/national trends. (See **Appendix, Exhibit L.**) Homeownership rates decreased in the 1980s, followed by increases into the early 2000s, and then decreases in recent years, the overall result being a slight decrease in ownership rates from 1980 to present. This overall trend appears to be as much due to national financial policy as local policies or housing supply. Among East King County cities, the two cities that buck this trend are Issaquah, which saw its ownership rate go from less than the countywide average to more than the countywide average, and Redmond, which experienced the opposite.

**Condominiums.** The continued strong ownership rates in the midst of shifting housing type are



**CHART 9**

Source: U.S. Census Bureau (1992, 2002, 2012).

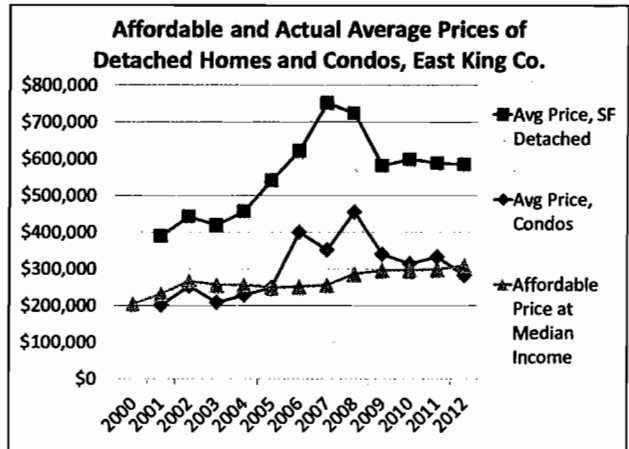
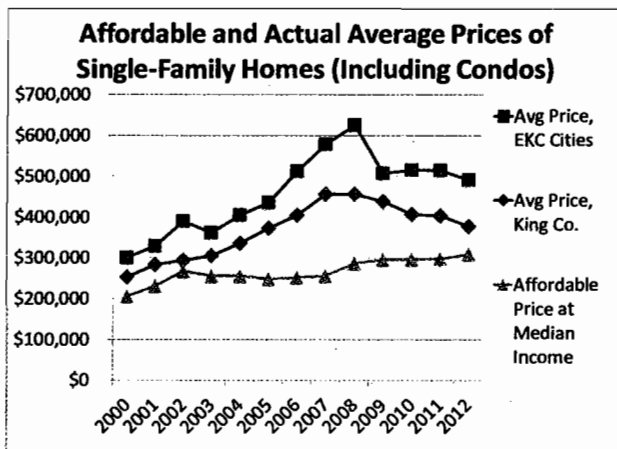
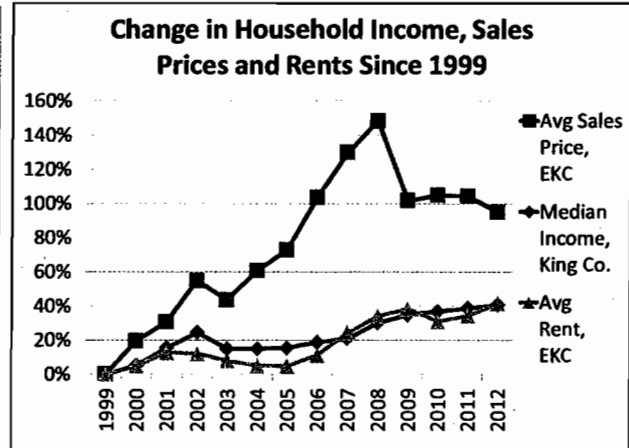
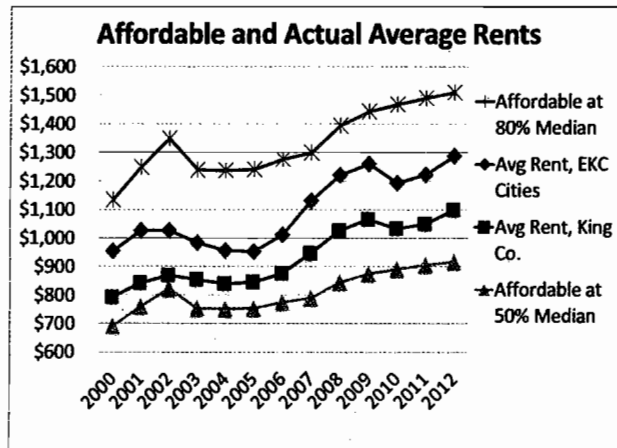
explained by another shift in the past 20 years. In the past, multi-family housing was synonymous with rental housing. Increasingly over the last ten to 20 years, however, multi-family housing includes ownership housing, both through new construction, as well as conversion of existing rental housing. ARCH has surveyed new multi-family housing over the last 15 years, and approximately 37% of new multi-family housing surveyed were condominiums, ranging

from 17% in Mercer Island to almost 47% in Issaquah (**Appendix, Exhibit L**). Condo conversions were very popular in the mid-2000s but essentially stopped after 2008. While they generally provide one of the most affordable types of ownership housing, they also result in the loss of rental housing that is typically affordable at lower incomes. Because they often do not require permits, it can be difficult to track the exact amount of conversion. A Dupre+Scott Apartment Advisors publication from 2008 reported that conversions hitting the King County market grew from 900 in 2003 to 1,800 in 2004, 3,600 in 2005, and more than 6,000 in 2006. But conversions fell to 2,800 in 2007 and just 168 units had converted or were scheduled to convert at the report's publication date.

New Housing Affordability. ARCH's multi-family survey also evaluates the affordability of new multi-family housing. (New single-family housing has not been surveyed because new single-family homes are affordable to households having incomes greater than 120% of the median). *Of surveyed units, about 15% overall were affordable at 80% of median income, and approximately 20% affordable at both 100% and 120% of median income (Appendix, Exhibit M). For the units affordable at 80% of median the majority were smaller (studio or one-bedroom) rental units.* For individual cities, the percentage of new multi-family housing affordable at 80% of median ranged from 1% in Mercer Island, to approximately 46% in Kenmore.

**Housing Age and Condition.** Overall, the housing stock in East King County is relatively new compared to Seattle. Seventy-five percent (75%) of housing in East King County was built since 1970, compared to 57% countywide and 36% in Seattle. The only East King County cities with a lower proportion of housing built since 1970 are Bellevue, Mercer Island, Kenmore and the Point Cities (**Appendix, Exhibit N**). *More important in terms of local housing issues, however, is the condition of existing housing and the likelihood of redevelopment. Is reinvestment occurring as homes age? This is becoming a more important question in East King County because a larger proportion of homes is reaching an age (over 30 years old) where ongoing maintenance is more important and costly.*

Another increasing phenomenon in East King County is redevelopment of property. This can range from major remodels or rebuilding of single-family homes, to redevelopment of central areas with more intensive development. This type of reinvestment within communities is important to maintain the stability of the community as well as for cities to achieve their long term goals. In East King County, this issue seems to occur primarily in scattered locations or smaller localized areas, and not in large contiguous areas. Each of the city chapters of this document will include a section identifying particular areas of the community where general building condition or other factors suggest that redevelopment is likely to occur. Areas where this is occurring include older neighborhood shopping areas and existing manufactured housing communities. *As cities plan to address these areas, another consideration is to what extent these areas currently provide relatively affordable housing, and will this housing be lost, or if efforts can be taken to preserve or replace affordable housing in these areas.*



## CHARTS 10 A, B, C, D

Source: *Central Puget Sound Real Estate Research Committee (2000–2012).*

**Housing Costs.** Historically, costs of both rental and ownership housing have been higher in East King County than the countywide average, with the exception of sales prices in Kenmore and Bothell being somewhat below the countywide average (**Appendix, Exhibit O**). **Charts 10A, 10B, 10C and 10D** show changes in rents and sales prices since 2000 for East King County. This shows a period of widely fluctuating rents; but across the entire period from 2000 to 2010, rents rose about the same as median income and home prices increased more than median income. In general, price increases in individual cities have been similar, though with stronger than average increases in rents and home prices occurring in Mercer Island, Bellevue and Kirkland.

**Specialized Types of Housing.** Of special note are a handful of housing types that increase housing options, meet a specialized housing need, or provide services to meet the needs of residents.

**Accessory Dwelling Units (ADUs).** Over 500 accessory dwelling units have been permitted in East King County Cities, with the vast majority being permitted in Mercer Island, Kirkland and

Bellevue (**Appendix, Exhibit P**). ADUs provide a relatively affordable form of housing for smaller households, which can also benefit existing homeowners and can be created at relatively low cost.

Manufactured Housing. Manufactured housing is mentioned here because it provides a relatively unusual form of ownership housing, in many cases targeted toward senior households (**Appendix, Exhibit P**). In East King County it is a relatively small amount of the overall housing, with most located in the northern half of the area. Typically they are located in manufactured housing communities, and often located on leased land which can be threatened with closure. In addition, much of the manufactured housing stock is aged and can be challenging to maintain. In the last ten years, no new communities have been created, several smaller communities and one larger community (located in downtown Woodinville) have closed, and other closures have threatened. (ARCH members assisted preservation of one community in Redmond.)

Adult Family Homes. Adult family homes are state-licensed facilities that are typically located in single-family homes. They serve two to six individuals and can provide services for a range of needs including dementia, developmental disabilities and mental health. While many primarily serve seniors, they can serve other populations with special needs. In 2010, there were approximately 375 licensed adult family homes in East King County serving over 2,100 persons, with over 70% in Bellevue, Kirkland and Bothell (**Appendix, Exhibit P**).

Senior Housing with Services. There are a variety of facilities providing services to seniors including independent living, assisted living and nursing homes, with many facilities providing a variety of level of services. (This combination is known as “continuum of care.” For more information, see ARCH’s website at <http://www.archhousing.org/current-residents/senior-housing.html>.) In East King County, there are over 60 facilities with capacity to serve over 5,800 residents that are located through East King County. Based on survey information collected by ARCH, this includes a minimum of 1,750 new units permitted from 1995 to 2007 (**Appendix, Exhibit P**).

Subsidized Housing. In East King County there are a total of about 7,500 publicly assisted housing units with long term affordability restrictions (**Appendix, Exhibit P**). This represents about 4.5% of the overall housing stock and is spread throughout East King County. They have been created through a variety of local, state and federal programs, including local incentive programs, and target a range of incomes up to 80% of median income. Almost 50% is either owned or administered by the King County Housing Authority (KCHA). Of these almost 1,500 are Section 8 vouchers which are used by individuals in privately owned housing. This is just under 20% of the total vouchers administered by KCHA countywide outside Seattle and Renton. *One reason that a low proportion of vouchers are used in East King County is relatively high rents. A priority of ARCH and its members has been to preserve privately owned Section 8 “project-based” housing.* Over the last 15-plus years, 485 units of privately owned, federally

assisted housing have been preserved long-term as affordable housing, with 140 units remaining in private ownership.

## Housing Targets / Housing Capacity

**Housing Targets.** Each city has planning targets for overall housing, employment and affordable housing, which are updated every five years (**Appendix, Exhibit Q**). The most recently updated targets are for the 2006–2031 planning period. Each city’s affordable housing targets are set as a percent of their overall housing target (24% for low-income and 18% for moderate-income). These percentages essentially correspond to the amount of additional low- and moderate-income households that will result from planned growth throughout the county.

**Progress toward Targets.** In terms of overall housing development, all of the cities have been meeting, and generally exceeding, their overall housing goals (**Appendix, Exhibit Q**). This has also been true countywide, even accounting for the downturn of recent years.

**Affordable Housing Targets.** Cities have created affordable housing through a variety of means, including direct assistance (e.g., ARCH Trust Fund, land donation, fee waivers), development incentives (e.g., density bonuses, rezones, ADUs), and the private market. “New” affordable housing can involve creating new units or preserving existing housing with explicit long-term

**Progress Toward 1992-2012 Affordable Housing Targets, 1993–2010**

	Low-Income Housing (50% of Median Income)			Moderate-Income Housing (80% of Median Income)		
	Annual Averages		Actual Total	Annual Averages		Actual Total
	Actual	Target		Actual	Target	
Beaux Arts	0	0	0	0	0	1
Bellevue	50	163	858	118	116	2,022
Bothell	7	29	115	45	20	715
Clyde Hill	0	0	3	0	0	4
Hunts Point	0	0	0	0	0	0
Issaquah	13	55	227	19	39	336
Kenmore	6	34	72	13	24	161
Kirkland	14	69	258	28	49	490
Medina	0	0	2	0	0	1
Mercer Island	4	19	61	13	14	219
Newcastle	2	12	22	1	8	17
Redmond	16	98	296	51	69	922
Sammamish	1	38	9	0	27	3
Woodinville	4	29	71	12	20	187
Yarrow Point	0	0	0	0	0	0
<b>TOTAL</b>	<b>118</b>	<b>546</b>	<b>1,995</b>	<b>300</b>	<b>387</b>	<b>5,077</b>
Pct of Goal	22%			78%		

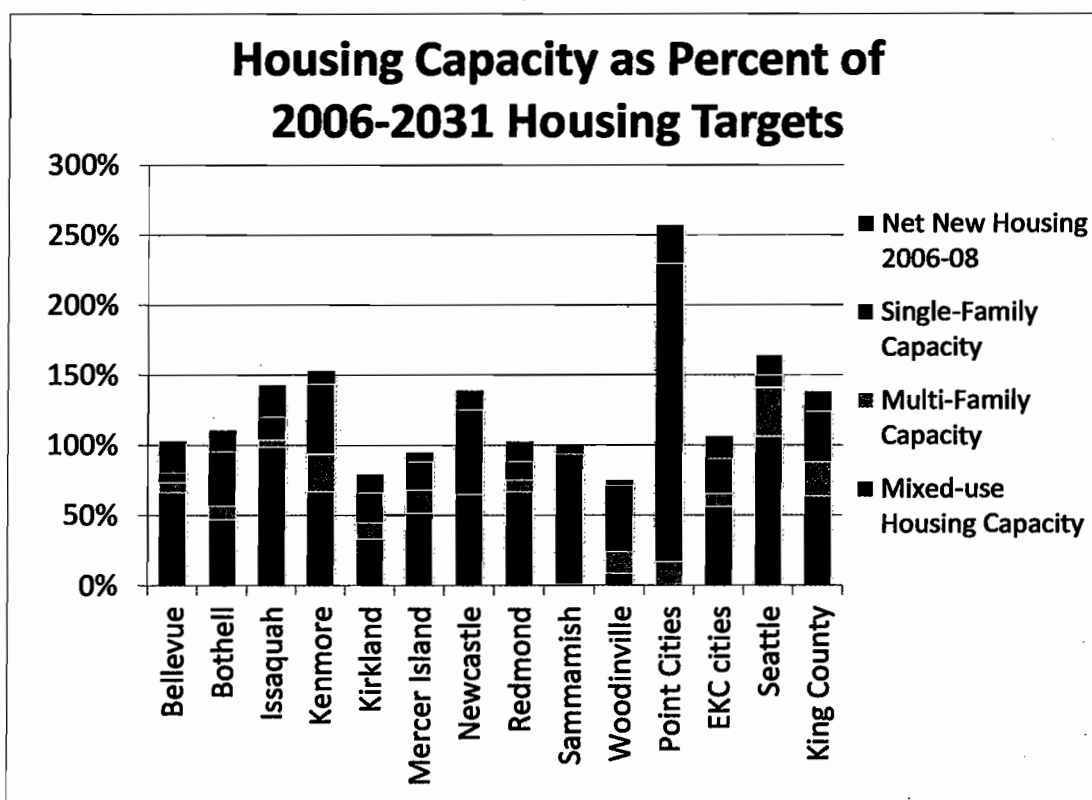
**CHART 11**

Source: ARCH

affordability. **Chart 11** summarizes progress toward affordable housing goals of 1992. (See **Appendix, Exhibit R** for more detail.) *This data shows that communities have used a wide range of approaches to create moderate-income housing and have cumulatively achieved moderate-income goals.* Individual cities that have done better at meeting their moderate-income goals include those with active incentive programs, or where the market has managed to provide moderately priced units, which typically have been smaller (studio or one-bedroom) rental units. This points to the continued importance of cities working on a variety of strategies to increase the diversity and affordability of housing in their cities.

*Progress toward low-income goals has been more elusive. Cumulatively, cities have achieved just fewer than 30% of their low-income goals. Almost all of this housing has required some type of direct assistance.* While progress toward goals has varied significantly from year to year, one trend appears to be achieving a lower proportion of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund being relatively flat for the last ten years, while housing costs have increased; and newer multi-family housing being relatively more expensive than in the past. (See Capacity, below.)

**Capacity for Housing.** Having sufficient land capacity for growth is the first step in being able to achieve future housing goals. This means in terms of overall capacity, as well as a diversity of



**CHART 12**

Source: King County (2007b).

capacity to meet the range of needs in the community including affordable housing. Based on information from the 2006 Buildable Lands report (King County, 2007b), **Chart 12** summarizes each city's housing capacity relative to their overall housing target, and also by type of housing (single-family, multi-family, mixed-use), with the following observations:

- ***Most cities have sufficient land capacity to meet their housing targets.*** Three cities do not show sufficient capacity (Kirkland, Mercer Island, Woodinville), but have taken action in recent years which could increase capacity in their centers enough to be able to meet their goals.
- ***Given costs of single-family housing, it is important to have sufficient zoning capacity for multi-family housing and other less expensive forms of housing (e.g., ADUs) to plan for affordable housing goals.*** When accounting for recent actions by cities cited above, Sammamish adopting a town center plan in 2010 and Redmond updating the plan for the Overlake Urban Center in 2007, cities seem to have achieved that objective.
- Over the past decade, almost all cities in East King County have taken action to increase housing opportunities in their centers. As a result ***over 50% of future housing growth is planned for mixed-use zones.*** While this can be a way to create forms of housing not currently available in the community and create more sustainable development, the reliance on this development makes it imperative that these areas provide housing for a wide range of household types (including families), and affordability. Of note is that to date, new housing in these zones has been relatively more expensive than new housing in more traditional, lower density multi-family zones (e.g., wood frame, surface parking). This places greater importance on cities being more proactive in these mixed-use areas to ensure that housing is developed, and to create affordable housing opportunities. Several cities have taken steps along those lines by actions such as using FAR (floor-to-area ratio) instead of unit density (encouraging smaller units), linking affordability to rezones or height increases, and offering incentives such as fee waivers and exempting property taxes for a period of time in exchange for affordability.

## SUMMARY FINDINGS

Stabilizing/Maturing Communities. Demographically, we may be seeing signs of maturing or stabilizing communities. Demographic patterns in East King County cities are becoming more similar to countywide figures. Also, there were less significant shifts in items such as household type and senior population as there have been in previous decades.

Senior Population. The proportion of seniors did not change over the last decade; however, seniors can be expected to increase in proportion over the next ten to 20 years. The potential relevance to housing is twofold. First, some portion of seniors have specialized housing needs, especially older seniors (over age 75), which are half of the senior population. Second, for seniors that rent, a relatively high proportion are cost-burdened.

Increasing Low-Income Population. The percentage of the population that is very low-income (under 30% of median income) and low-income (30% to 50%) has increased both in East King County and countywide.

Jobs-Housing Balance. The jobs-housing “imbalance” creates an excess demand for housing relative to local supply. Based on future employment and housing targets, the relative demand for housing from employment could become even proportionately higher. The demand for housing from local employment not only puts pressure on the overall supply of housing, but also the diversity and affordability of housing to match the needs of the workforce.

Rental Housing and Cost-Burdened Households. On the surface, data on rental housing can look encouraging. Average rents are affordable to moderate-income households, and over the past ten years rent increases have essentially matched increases in median income. However, a significant portion of renter households are very low-income or low-income, for whom the affordable supply is lower. This is reflected in the large portion of lower-income households that are cost-burdened. Also, relatively high rents in East King County may contribute to the relatively low portion of the East King County workforce that lives in East King County.

Housing Capacity in Mixed-Use Zones. Much of the capacity for future housing growth is in areas zoned for mixed use. This can provide opportunities for creating more sustainable communities. But the first generation of housing in our urban centers has been relatively expensive compared to multi-family housing built in the past. These factors could place more emphasis on communities being more proactive in developing strategies to increase a range of types and affordability of housing in these centers.

Single-Person Households. The high proportion of one-person households presents opportunities to explore less conventional housing types as a way to increase diversity and affordability. More efficient forms could range from ADUs to multiplexes and more innovative forms of housing, especially near transit (e.g., smaller spaces, prefabricated housing).

Ethnic Diversity. Increased ethnic diversity should lead to sensitivity in designing housing programs, especially for non-English speaking households.

Homelessness. Recent one-night counts suggest that the *10-Year Plan to End Homelessness*, a “housing-first” approach, and additional shelter capacity have had some effect on arresting growth in the number of unsheltered families and individuals countywide. Surveys indicate that homelessness is still a significant problem across Eastside communities, but working together has more than doubled the emergency shelter beds and service-supported housing units in just five years.

Progress against Affordable Housing Targets. East King County cities together have kept pace with their collective moderate-income housing target, but achieved only 28% of the low-income target. Individual cities achieving more moderate-income housing are those with active incentive programs, or where the market has managed to provide smaller, moderately priced units. Almost all of the lower-income housing has required some type of direct assistance. Another concern is

an apparent trend toward achieving lower proportions of the affordable housing goals over time. Possible explanations include the ARCH Trust Fund and several other public funding sources being relatively flat for the last ten years, and newer multi-family housing being relatively more expensive than in the past.

### III. APPENDIX

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**Exhibit A: Population**

(U.S. Census Bureau 2002, 2011)

	2000	2010	Pct Change
Beaux Arts Village	307	299	-3%
Bellevue	109,827	122,363	11%
Bothell	30,150	33,505	11%
Clyde Hill	2,890	2,984	3%
Hunts Point	443	394	-11%
Issaquah	11,212	30,434	171%
Kenmore	18,678	20,460	10%
Kirkland	45,054	48,787	8%
Inglewood-Finn Hill CDP	22,661	22,707	0%
Kingsgate CDP	12,222	13,065	7%
Medina	3,011	2,969	-1%
Mercer Island	22,036	22,699	3%
Newcastle	7,737	10,380	34%
Redmond	45,256	54,144	20%
Sammamish	34,104	45,780	34%
Woodinville	9,194	10,938	19%
Yarrow Point	1,008	1,001	-1%
<b>EKC Cities</b>	<b>340,907</b>	<b>407,137</b>	<b>19%</b>
Seattle	536,376	608,660	13%
King County	1,737,046	1,931,249	11%
Washington	5,894,121	6,724,540	14%

U.S. Census Bureau, PL 94-171 Redistricting data, 2000 and 2010 and WA Office of Financial Management.

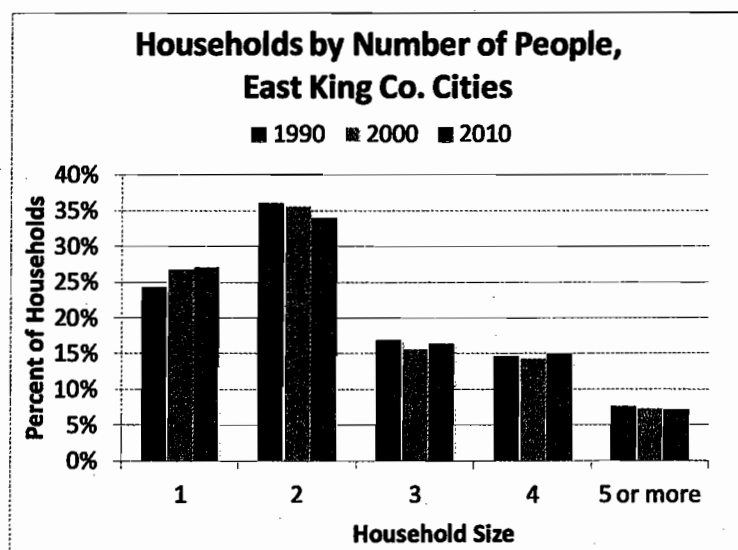
# Exhibit B: Household Types, 2010

U.S. Census Bureau (2011)

	Total	Percent of Total					
		Married, No Children at Home			Single Parent, Children at Home		
		Living Alone	Married, Children	Other Households	Living Alone	Married, Children	Other Households
Beaux Arts Village	113	23	37	43	7	3	3
Bellevue	50,355	14,141	11,758	14,872	2,673	6,911	3%
Bothell	13,497	3,668	3,137	3,863	935	1,894	14%
Clyde Hill	1,028	125	392	422	40	49	14%
Hunts Point	151	25	42	71	3	10	5%
Issaquah	12,841	3,867	3,309	3,351	798	1,516	7%
Kenmore	7,984	1,870	1,965	2,447	551	1,151	12%
Kirkland	22,445	8,090	3,961	5,534	1,306	3,554	14%
Inglewood-Finn Hill CDP	8,751	1,756	2,213	2,922	563	1,297	16%
Kingsgate CDP	4,878	1,143	1,196	1,483	358	698	15%
Medina	1,061	172	366	410	49	64	14%
Mercer Island	9,109	2,198	2,475	3,196	504	736	6%
Newcastle	4,021	876	1,181	1,297	193	474	8%
Redmond	22,550	6,668	5,741	5,842	1,313	2,986	12%
Sammamish	15,154	1,721	7,060	4,588	804	981	13%
Woodinville	4,478	1,354	1,083	1,241	283	517	6%
Yarrow Point	374	65	128	143	18	20	12%
<b>EKC Cities</b>	<b>165,161</b>	<b>44,863</b>	<b>42,635</b>	<b>47,320</b>	<b>9,477</b>	<b>20,866</b>	<b>5%</b>
Seattle	283,510	117,054	37,035	55,487	14,203	59,731	13%
King County	789,232	244,699	158,646	198,845	54,861	132,181	20%
Washington	2,620,076	711,619	534,541	754,308	227,903	391,705	7%

**Exhibit C-1:**

U.S. Census Bureau (1992, 2002, 2011)

**Exhibit C-2: Households by Number of Persons, 2010**

U.S. Census Bureau (2011)

	Total	1	2	3	4	5 or More
Beaux Arts Village	113	23	42	14	23	11
Bellevue	50,355	14,141	17,515	8,238	6,907	3,554
Bothell	13,497	3,668	4,594	2,246	1,920	1,069
Clyde Hill	1,028	125	373	175	220	135
Hunts Point	151	25	66	22	23	15
Issaquah	12,841	3,867	4,384	2,048	1,809	733
Kenmore	7,984	1,870	2,790	1,420	1,276	628
Kirkland	22,445	8,090	7,846	3,133	2,368	1,008
Inglewood-Finn Hill CDP	8,751	1,756	3,255	1,674	1,404	662
Kingsgate CDP	4,878	1,143	1,603	887	738	507
Medina	1,061	172	398	151	189	151
Mercer Island	9,109	2,198	3,385	1,394	1,426	706
Newcastle	4,021	876	1,408	704	725	308
Redmond	22,550	6,668	7,515	3,759	3,173	1,435
Sammamish	15,154	1,721	4,465	3,173	4,077	1,718
Woodinville	4,478	1,354	1,418	706	633	367
Yarrow Point	374	65	139	59	82	29
<b>East King Co. Cities</b>	<b>165,161</b>	<b>44,863</b>	<b>56,338</b>	<b>27,242</b>	<b>24,851</b>	<b>11,867</b>
Seattle	283,510	117,054	94,436	34,471	24,105	13,444
King County	789,232	244,699	261,476	119,067	99,237	64,753
Washington	2,620,076	711,619	904,232	406,397	338,260	259,568

	1	2	3	4	5 or More
Beaux Arts Village	20%	37%	12%	20%	10%
Bellevue	28%	35%	16%	14%	7%
Bothell	27%	34%	17%	14%	8%
Clyde Hill	12%	36%	17%	21%	13%
Hunts Point	17%	44%	15%	15%	10%
Issaquah	30%	34%	16%	14%	6%
Kenmore	23%	35%	18%	16%	8%
Kirkland	36%	35%	14%	11%	4%
Inglewood-Finn Hill CDP	20%	37%	19%	16%	8%
Kingsgate CDP	23%	33%	18%	15%	10%
Medina	16%	38%	14%	18%	14%
Mercer Island	24%	37%	15%	16%	8%
Newcastle	22%	35%	18%	18%	8%
Redmond	30%	33%	17%	14%	6%
Sammamish	11%	29%	21%	27%	11%
Woodinville	30%	32%	16%	14%	8%
Yarrow Point	17%	37%	16%	22%	8%
<b><i>East King Co. Cities</i></b>	<b>27%</b>	<b>34%</b>	<b>16%</b>	<b>15%</b>	<b>7%</b>
Seattle	41%	33%	12%	9%	5%
King County	31%	33%	15%	13%	8%
Washington	27%	35%	16%	13%	10%

# Exhibit D-1: Population Age, 2010

U.S. Census Bureau (2011)

	Under 5				35 to 44	45 to 54	55 to 64	65 to 74	75 yrs or older
	Total	yrs	5 to 19 yrs	20 to 34 yrs	yrs	yrs	yrs	yrs	
Beaux Arts	299	13	81	9	47	45	42	32	30
Pct of total		4%	27%	3%	16%	15%	14%	11%	10%
Bellevue	122,363	6,902	21,401	27,082	17,535	18,446	13,936	8,750	8,311
Pct of total		6%	17%	22%	14%	15%	11%	7%	7%
Bothell	33,505	2,104	6,177	6,879	4,866	5,275	4,140	2,013	2,051
Pct of total		6%	18%	21%	15%	16%	12%	6%	6%
Clyde Hill	2,984	152	780	170	398	530	405	303	246
Pct of total		5%	26%	6%	13%	18%	14%	10%	8%
Hunts Point	394	19	84	25	46	63	61	60	36
Pct of total		5%	21%	6%	12%	16%	15%	15%	9%
Issaquah	30,434	2,549	5,100	6,466	5,536	4,030	2,878	1,590	2,285
Pct of total		8%	17%	21%	18%	13%	9%	5%	8%
Kenmore	20,460	1,366	3,733	3,755	3,096	3,358	2,709	1,293	1,150
Pct of total		7%	18%	18%	15%	16%	13%	6%	6%
Kirkland	48,787	2,938	7,173	12,336	7,853	7,383	5,805	2,813	2,486
Pct of total		6%	15%	25%	16%	15%	12%	6%	5%
Inglewood-Finn Hill	22,707	1,433	4,011	4,579	3,559	3,784	3,119	1,472	750
Pct of total		6%	18%	20%	16%	17%	14%	6%	3%
Kingsgate CDP	13,065	914	2,434	2,830	2,039	1,939	1,545	856	508
Pct of total		7%	19%	22%	16%	15%	12%	7%	4%
Medina	2,969	132	792	178	350	568	409	300	240
Pct of total		4%	27%	6%	12%	19%	14%	10%	8%
Mercer Island	22,699	1,009	4,998	2,275	2,712	3,982	3,300	2,009	2,414
Pct of total		4%	22%	10%	12%	18%	15%	9%	11%
Newcastle	10,380	714	1,915	1,921	1,815	1,817	1,264	577	357
Pct of total		7%	18%	19%	17%	18%	12%	6%	3%
Redmond	54,144	4,374	8,766	14,955	9,241	6,708	4,979	2,520	2,601
Pct of total		8%	16%	28%	17%	12%	9%	5%	5%
Sammamish	45,780	3,186	12,463	5,173	8,909	8,470	4,965	1,741	873
Pct of total		7%	27%	11%	19%	19%	11%	4%	2%
Woodinville	10,938	662	2,148	2,017	1,758	1,794	1,349	592	618
Pct of total		6%	20%	18%	16%	16%	12%	5%	6%
Yarrow Point	1,001	38	259	59	114	201	134	113	83
Pct of total		4%	26%	6%	11%	20%	13%	11%	8%
<b>EKC cities</b>	<b>407,137</b>	<b>26,158</b>	<b>75,870</b>	<b>83,300</b>	<b>64,276</b>	<b>62,670</b>	<b>46,376</b>	<b>24,706</b>	<b>23,781</b>
<b>Pct of total</b>		<b>6%</b>	<b>19%</b>	<b>20%</b>	<b>16%</b>	<b>15%</b>	<b>11%</b>	<b>6%</b>	<b>6%</b>
Seattle	608,660	32,036	78,619	181,501	99,704	80,543	70,762	33,069	32,426
Pct of total		5%	13%	30%	16%	13%	12%	5%	5%
King County	1,931,249	120,294	341,598	442,539	296,790	291,132	228,217	112,747	97,932
Pct of total		6%	18%	23%	15%	15%	12%	6%	5%
Washington	6,724,540	439,657	1,330,238	1,395,293	908,305	988,205	835,165	457,220	370,457
Pct of total		7%	20%	21%	14%	15%	12%	7%	6%

# Exhibit D-2: Population Age, 55 Years and Older U.S. Census Bureau (1992, 2002, 2011)

	55 to 64 yrs	65 to 74 yrs	75 yrs and over		55 to 64 yrs	65 to 74 yrs	75 yrs and over
Beaux Arts, 1990	16%	10%	2%	Mercer Island, 1990	12%	9%	5%
2000	16%	11%	8%	2000	12%	9%	10%
2010	14%	11%	10%	2010	15%	9%	11%
Bellevue, 1990	10%	7%	4%	Newcastle, 1990	n/a	n/a	n/a
2000	10%	7%	6%	2000	9%	4%	2%
2010	11%	7%	7%	2010	12%	6%	3%
Bothell, 1990	7%	7%	5%	Redmond, 1990	6%	4%	3%
2000	8%	5%	5%	2000	8%	4%	5%
2010	12%	6%	6%	2010	9%	5%	5%
Clyde Hill, 1990	14%	11%	4%	Sammamish, 1990	n/a	n/a	n/a
2000	15%	11%	8%	2000	7%	2%	2%
2010	14%	10%	8%	2010	11%	4%	2%
Hunts Point, 1990	13%	11%	4%	Woodinville, 1990	4%	3%	1%
2000	16%	6%	10%	2000	8%	3%	6%
2010	15%	15%	9%	2010	12%	5%	6%
Issaquah, 1990	7%	6%	6%	Yarrow Point, 1990	15%	11%	4%
2000	8%	5%	5%	2000	16%	11%	8%
2010	9%	5%	8%	2010	13%	11%	8%
Kenmore, 1990	8%	6%	4%	<b>EKC Cities, 1990</b>	<b>8%</b>	<b>6%</b>	<b>4%</b>
2000	9%	6%	5%	<b>2000</b>	<b>9%</b>	<b>6%</b>	<b>5%</b>
2010	13%	6%	6%	<b>2010</b>	<b>11%</b>	<b>6%</b>	<b>6%</b>
Kirkland, 1990	7%	6%	4%	Seattle, 1990	7%	8%	7%
2000	9%	5%	5%	2000	7%	5%	7%
2010	12%	6%	5%	2010	12%	5%	5%
Inglewood-Finn Hill, 1990	6%	4%	2%	King County, 1990	8%	6%	5%
2000	9%	4%	2%	2000	8%	5%	5%
2010	14%	6%	3%	2010	12%	6%	5%
Kingsgate CDP, 1990	6%	3%	1%	Washington, 1990	8%	7%	5%
2000	3%			2000	8%	6%	6%
2010	12%	7%	4%	2010	12%	7%	6%
Medina, 1990	14%	11%	4%				
2000	13%	9%	8%				
2010	14%	10%	8%				

# Exhibit E-1: Ethnicity

U.S. Census Bureau (2002, 2011)

	Total	Not Hispanic or Latino							Hispanic or Latino, any Race
		White alone	Black or African American alone	American Indian & Alaska Native alone	Asian alone	Hawaiian & Other Pacific Islander alone	Some Other Race alone	2 or more	
Beaux Arts, 2000	307	97%	0%	0%	2%	0%	0%	0%	0%
2010	299	95%	0%	0%	4%	0%	0%	0%	1%
Bellevue, 2000	109,569	74%	2%	0%	17%	0%	3%	3%	5%
2010	122,363	59%	2%	0%	28%	0%	0%	3%	7%
Bothell, 2000	30,150	87%	1%	1%	6%	0%	2%	3%	4%
2010	33,505	75%	1%	0%	10%	0%	0%	4%	9%
Clyde Hill, 2000	2,890	90%	1%	0%	7%	0%	1%	2%	1%
2010	2,984	83%	1%	0%	12%	0%	0%	2%	2%
Hunts Point, 2000	443	95%	0%	0%	3%	0%	0%	2%	2%
2010	394	80%	1%	1%	11%	0%	0%	7%	1%
Issaquah, 2000	11,212	88%	1%	1%	6%	0%	1%	3%	5%
2010	30,434	71%	1%	0%	17%	0%	0%	3%	6%
Kenmore, 2000	18,678	87%	1%	0%	7%	0%	1%	3%	4%
2010	20,460	76%	2%	0%	10%	0%	0%	4%	7%
Kirkland, 2000	45,054	85%	2%	1%	8%	0%	2%	3%	4%
2010	48,787	76%	2%	0%	11%	0%	0%	4%	6%
Inglewood-Finn Hill, 2000	22,661	85%	1%	0%	6%	0%	0%	3%	4%
2010	22,707	79%	2%	0%	9%	0%	0%	4%	6%
Kingsgate, 2000	12,222	77%	2%	1%	12%	0%	0%	4%	6%
2010	13,065	68%	2%	0%	16%	0%	0%	4%	9%
Medina, 2000	3,011	93%	0%	0%	5%	0%	0%	2%	1%
2010	2,969	82%	0%	0%	12%	0%	0%	3%	3%
Mercer Is., 2000	22,036	84%	1%	0%	12%	0%	1%	2%	2%
2010	22,699	76%	1%	0%	16%	0%	0%	4%	3%
Newcastle, 2000	7,737	75%	2%	0%	18%	0%	1%	3%	3%
2010	10,380	63%	2%	0%	25%	0%	0%	5%	4%
Redmond, 2000	45,256	76%	1%	0%	13%	0%	0%	3%	6%
2010	54,144	61%	2%	0%	25%	0%	1%	3%	8%
Sammamish, 2000	34,104	88%	1%	0%	8%	0%	1%	2%	3%
2010	45,780	72%	1%	0%	19%	0%	0%	3%	4%
Woodinville, 2000	9,194	84%	1%	1%	7%	0%	4%	3%	7%
2010	10,938	76%	1%	0%	11%	0%	0%	3%	7%
Yarrow Point, 2000	1,008	94%	1%	0%	3%	0%	1%	2%	2%
2010	1,001	85%	0%	0%	9%	0%	1%	4%	2%
<b>EKC cities, 2000</b>	<b>340,649</b>	<b>81%</b>	<b>1%</b>	<b>0%</b>	<b>12%</b>	<b>0%</b>	<b>2%</b>	<b>3%</b>	<b>4%</b>
<b>2010</b>	<b>407,137</b>	<b>68%</b>	<b>2%</b>	<b>0%</b>	<b>20%</b>	<b>0%</b>	<b>0%</b>	<b>4%</b>	<b>6%</b>
Seattle, 2000	563,374	70%	8%	1%	13%	0%	2%	4%	5%
2010	608,660	66%	8%	1%	14%	0%	0%	4%	7%
King Co., 2000	1,737,034	73%	5%	1%	11%	1%	0%	3%	5%
2010	1,931,249	65%	6%	1%	14%	1%	0%	4%	9%
Washington, 2000	5,894,121	82%	3%	2%	5%	0%	4%	4%	7%
2010	6,724,540	73%	3%	1%	7%	1%	0%	4%	11%

**Exhibit E-2: Foreign-born Population**

(U.S. Census Bureau 2002, 2012)

	2000	2011 ACS
Beaux Arts Village	9%	8%
Bellevue	25%	32%
Bothell	11%	14%
Clyde Hill	12%	15%
Hunts Point	8%	18%
Issaquah	12%	21%
Kenmore	10%	19%
Kirkland	14%	19%
Inglewood-Finn Hill CDP	12%	17%
Kingsgate CDP	17%	23%
Medina	9%	15%
Mercer Island	14%	17%
Newcastle	21%	25%
Redmond	21%	30%
Sammamish	10%	24%
Woodinville	14%	15%
Yarrow Point	6%	16%
<b><i>EKC Cities</i></b>	<b><i>17%</i></b>	<b><i>25%</i></b>
Seattle	17%	17%
King County	15%	20%
Washington	10%	13%

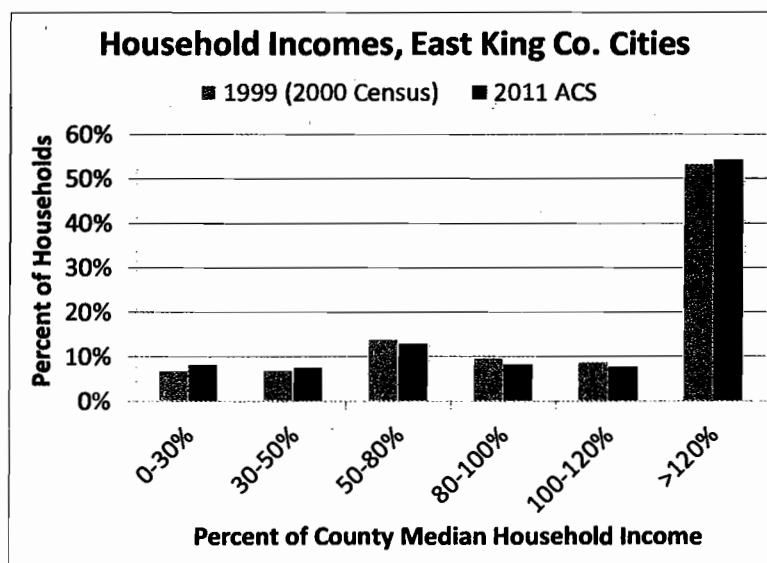
# Exhibit F-1: Household Income Relative to County Median Income, 2011 (ACS)

(U.S. Census Bureau 2012)

Income category:		Less than \$21,200	\$21,200 to \$35,299	\$35,300 to \$56,499	\$56,500 to \$70,599	\$70,600 to \$84,699	\$84,700 and greater	
		Very Low Income <30%	Low Income 30-50%	Moderate Income 50-80%	80-100% of Median	100-120% of Median	Over 120% of Median	Median income
Pct of County's median HH income:	Total Households							
Beaux Arts Village	134	3%	2%	8%	6%	5%	76%	\$131,250
Bellevue	50,255	10%	8%	14%	9%	8%	51%	\$84,503
Bothell	13,569	9%	11%	18%	11%	8%	43%	\$70,935
Clyde Hill	952	4%	6%	4%	4%	5%	77%	\$197,917
Hunts Point	155	10%	1%	6%	3%	3%	77%	\$205,625
Issaquah	12,461	9%	6%	15%	9%	9%	51%	\$87,038
Kenmore	7,914	11%	9%	15%	9%	8%	48%	\$81,097
Kirkland	22,624	8%	8%	14%	9%	9%	52%	\$88,756
Inglewood-Finn Hill	9,559	7%	9%	13%	8%	9%	54%	\$91,839
Kingsgate CDP	5,501	10%	8%	15%	9%	8%	50%	\$82,210
Medina	1,037	6%	6%	4%	5%	4%	75%	\$176,354
Mercer Island	9,253	6%	7%	11%	6%	6%	64%	\$123,328
Newcastle	3,932	6%	6%	11%	8%	8%	61%	\$106,339
Redmond	23,048	9%	8%	11%	8%	9%	55%	\$92,851
Sammamish	14,583	3%	3%	7%	5%	5%	75%	\$135,432
Woodinville	4,350	7%	9%	15%	8%	8%	54%	\$91,049
Yarrow Point	364	5%	3%	7%	6%	7%	72%	\$153,056
<b>EKC cities</b>	<b>164,631</b>	<b>8%</b>	<b>8%</b>	<b>13%</b>	<b>8%</b>	<b>8%</b>	<b>55%</b>	<b>n/a</b>
Seattle	282,480	17%	12%	17%	9%	7%	37%	\$61,856
King County	790,070	13%	11%	16%	10%	8%	42%	\$70,567
Washington	2,602,568	16%	13%	19%	11%	9%	33%	\$58,890

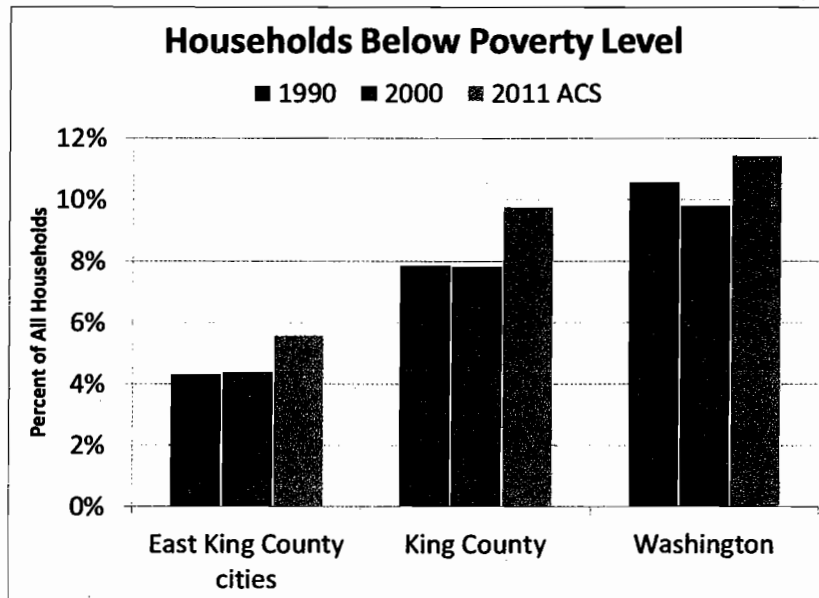
## Exhibit F-2:

(U.S. Census Bureau (2002, 2012))



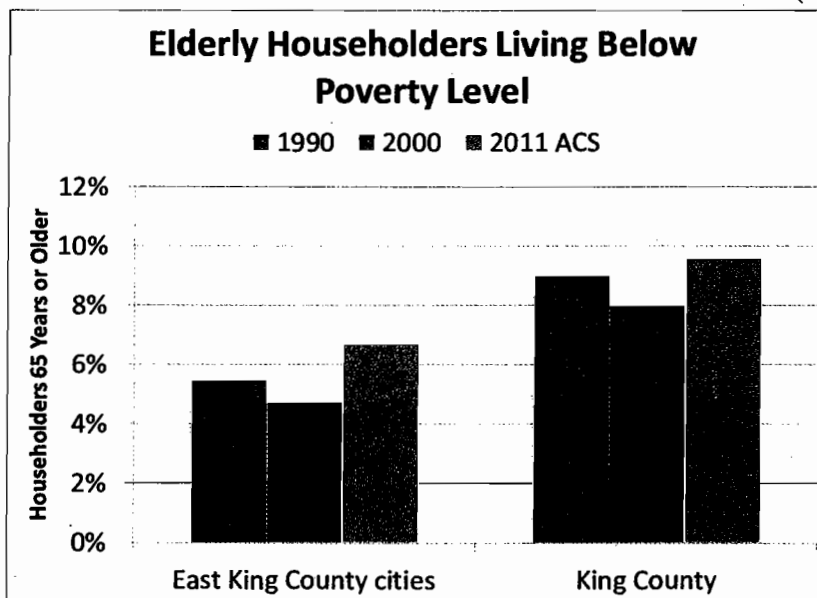
**Exhibit G-1:**

(U.S. Census Bureau 1992, 2002, 2012)



**Exhibit G-2:**

(U.S. Census Bureau 1992, 2002, 2012)



**Exhibit G-3: Households below Poverty Level, 2011 (ACS)** (U.S. Census Bureau 2012)

	All Households		Family Households		Other Households	
	Total	Below Poverty Level	Total	Below Poverty Level	Total	Below Poverty Level
Beaux Arts Village	134	1	105	-	29	1
Bellevue	50,255	3,175	32,153	1,402	18,102	1,773
Bothell	13,569	860	8,700	378	4,869	482
Clyde Hill	952	25	850	15	102	10
Hunts Point	155	15	138	13	17	2
Issaquah	12,461	367	7,824	77	4,637	290
Kenmore	7,914	719	5,270	382	2,644	337
Kirkland	22,624	1,262	12,317	457	10,307	805
Inglewood-Finn Hill CDP	9,559	498	6,819	164	2,740	334
Kingsgate CDP	5,501	390	3,670	306	1,831	84
Medina	1,037	35	853	18	184	17
Mercer Island	9,253	370	6,444	71	2,809	299
Newcastle	3,932	224	2,851	140	1,081	84
Redmond	23,048	1,459	13,471	547	9,577	912
Sammamish	14,583	424	12,522	315	2,061	109
Woodinville	4,350	245	2,740	86	1,610	159
Yarrow Point	364	12	291	6	73	6
<b>EKC Cities</b>	<b>164,631</b>	<b>9,193</b>	<b>106,529</b>	<b>3,907</b>	<b>58,102</b>	<b>5,286</b>
Seattle	282,480	35,524	123,811	8,424	158,669	27,100
King County	790,070	77,299	463,619	30,436	326,451	46,863
Washington	2,602,568	298,034	1,683,102	141,588	919,466	156,446

## Exhibit H-1: Cost-Burdened\* Households, East King County

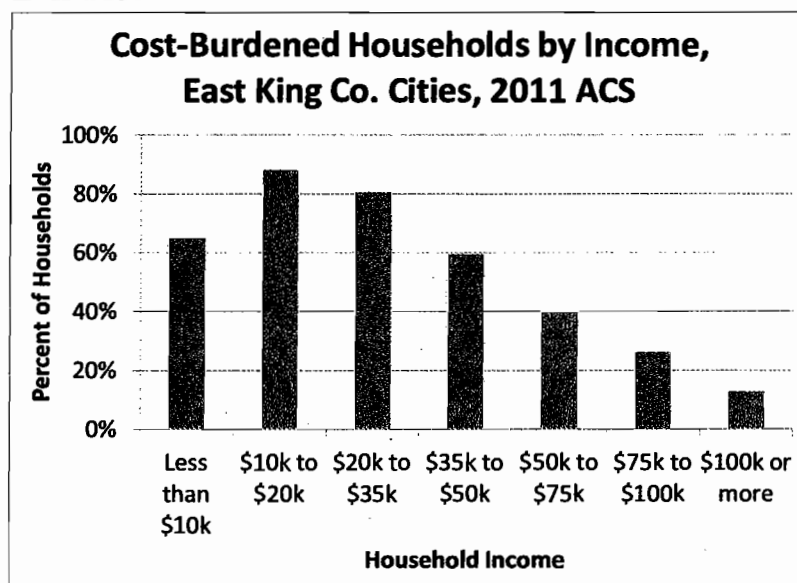
U.S. Census Bureau (1992, 2002, 2012)

	Renter households			Owner households			Renters & Owners Combined		
	1990	2000	2011 ACS	1990	2000	2011 ACS	1990	2000	2011 ACS
Beaux Arts	0%	0%	43%	14%	23%	30%	13%	23%	31%
Bellevue	41%	39%	36%	18%	25%	31%	28%	31%	34%
Bothell	36%	36%	47%	21%	27%	31%	27%	30%	37%
Clyde Hill	47%	44%	18%	18%	23%	30%	20%	24%	29%
Hunts Point	0%	48%	7%	32%	21%	49%	28%	25%	45%
Issaquah	40%	39%	41%	19%	25%	36%	31%	32%	38%
Kenmore	29%	36%	42%	23%	25%	37%	25%	29%	38%
Kirkland	35%	33%	33%	20%	26%	36%	27%	30%	35%
Inglewood-Finn Hill	32%	31%	42%	19%	28%	40%	22%	29%	40%
Kingsgate CDP	43%	29%	41%	23%	27%	38%	29%	27%	39%
Medina	34%	26%	36%	21%	27%	29%	22%	27%	30%
Mercer Island	36%	35%	40%	18%	27%	26%	22%	29%	29%
Newcastle	n/a	32%	35%	n/a	26%	34%	n/a	27%	34%
Redmond	34%	35%	31%	18%	24%	30%	25%	29%	31%
Sammamish	n/a	36%	36%	n/a	27%	31%	n/a	28%	32%
Woodinville	37%	46%	52%	27%	28%	31%	29%	33%	39%
Yarrow Point	24%	50%	50%	22%	30%	39%	22%	31%	40%
<b>EKC Cities</b>	<b>37%</b>	<b>36%</b>	<b>37%</b>	<b>20%</b>	<b>26%</b>	<b>32%</b>	<b>27%</b>	<b>30%</b>	<b>34%</b>
Seattle	41%	40%	45%	17%	27%	34%	30%	34%	40%
King County	38%	38%	45%	18%	27%	35%	27%	32%	39%
Washington	37%	39%	47%	16%	26%	33%	25%	31%	38%

"Housing cost-burdened" means a household spending more than 30 percent of its income on housing costs.

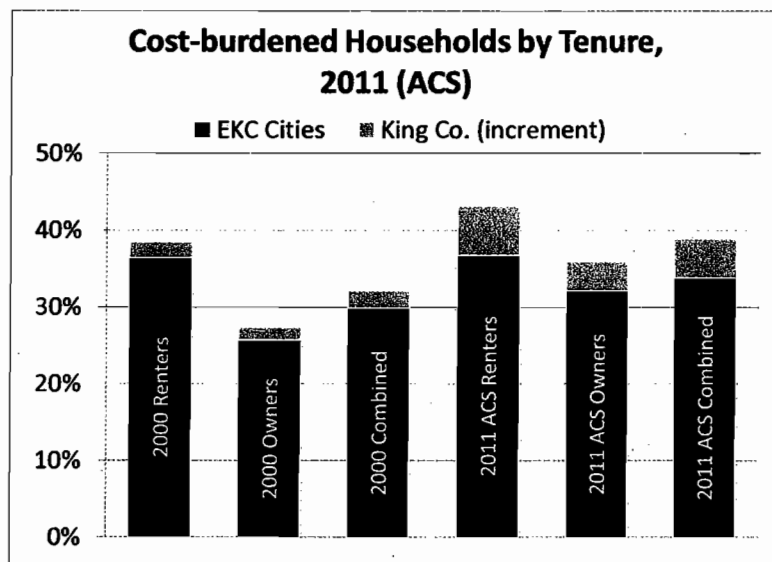
## Exhibit H-2:

(U.S. Census Bureau 2012)



**Exhibit H-3:**

(U.S. Census Bureau 2002, 2012)

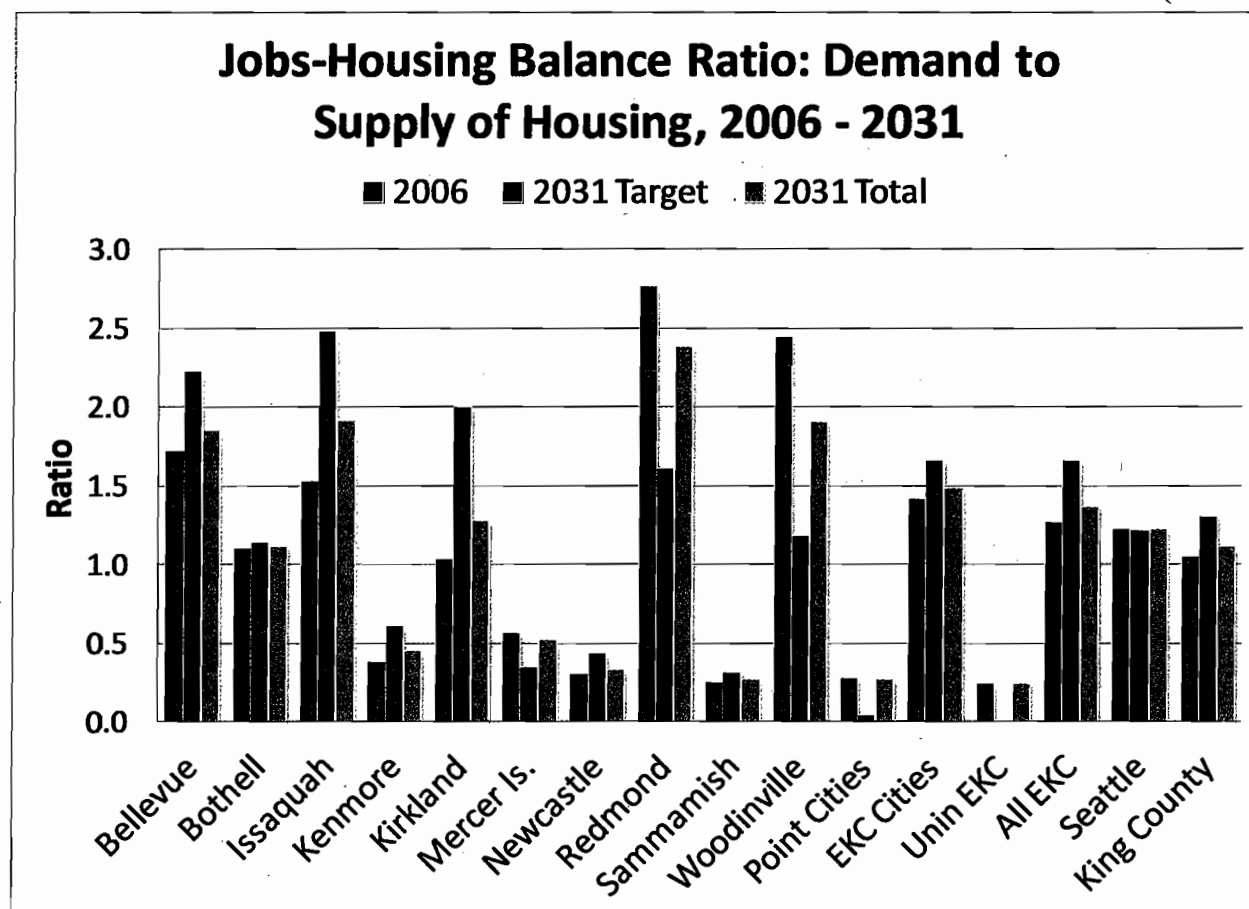


**Exhibit H-4: Severely Cost-Burdened\* Households**

(U.S. Census Bureau 2002, 2012)

	Renter Households		Owner Households		Renter and Owners Combined	
	2000	2011 ACS	2000	2011 ACS	2000	2011 ACS
Beaux Arts Village	0%	43%	10%	8%	10%	11%
Bellevue	17%	17%	9%	13%	12%	15%
Bothell	14%	23%	7%	9%	9%	14%
Clyde Hill	26%	7%	8%	15%	9%	14%
Hunts Point	9%	0%	8%	21%	8%	19%
Issaquah	13%	21%	9%	11%	11%	15%
Kenmore	15%	22%	8%	15%	10%	17%
Kirkland	15%	13%	9%	15%	12%	14%
Inglewood-Finn Hill CDP	12%	20%	9%	14%	10%	16%
Kingsgate CDP	9%	19%	7%	12%	7%	13%
Medina	11%	19%	13%	13%	13%	13%
Mercer Island	18%	24%	9%	10%	11%	13%
Newcastle	14%	18%	8%	11%	10%	13%
Redmond	13%	17%	7%	11%	10%	14%
Sammamish	15%	17%	8%	8%	9%	9%
Woodinville	27%	28%	7%	8%	13%	15%
Yarrow Point	0%	45%	13%	28%	12%	29%
<b>EKC Cities</b>	<b>16%</b>	<b>18%</b>	<b>8%</b>	<b>12%</b>	<b>11%</b>	<b>14%</b>
Seattle	17%	22%	9%	13%	14%	17%
King County	17%	22%	8%	13%	12%	17%
Washington	18%	23%	8%	12%	12%	16%

\*"Severely cost-burdened" means a household spending more than 50 percent of its income on housing costs.



“Jobs-housing balance” indicates the ratio of housing demand from local workforce to the local supply of housing. A ratio of 1.0 means there is an amount of housing equal to the demand for housing from the local workforce. A ratio greater than 1.0 means that local employment generates a demand for housing greater than the number of housing units. Housing demand is estimated by 1.4 jobs per household.

# Exhibit J-1: Employment by Sector, 2010

(Puget Sound Regional Council 2010)

City	Const/Res	FIRE	Manufac- turing	Retail	Services	WTU	Govern- ment	Education	Total
Beaux Arts	*	0	0	0	*	0	2	0	14
	*	0%	0%	0%	*	0%	14%	0%	100%
Bellevue	4,455	11,317	5,371	12,288	70,944	7,428	4,104	3,984	119,892
	4%	9%	4%	10%	59%	6%	3%	3%	100%
Bothell	689	1,573	960	722	5,454	1,354	460	1,215	12,426
	6%	13%	8%	6%	44%	11%	4%	10%	100%
Clyde Hill	*	*	*	*	342	16	31	208	641
	*	*	*	*	53%	2%	5%	32%	100%
Hunts Point	0	4	0	0	26	0	4	0	34
	0%	12%	0%	0%	76%	0%	12%	0%	100%
Issaquah	458	643	1,101	2,881	11,882	1,127	599	577	19,267
	2%	3%	6%	15%	62%	6%	3%	3%	100%
Kenmore	403	95	44	350	1,678	322	203	529	3,625
	11%	3%	1%	10%	46%	9%	6%	15%	100%
Kirkland	1,677	2,227	1,239	3,329	15,246	1,833	3,964	1,427	30,942
	5%	7%	4%	11%	49%	6%	13%	5%	100%
Medina	*	24	0	37	196	*	29	0	294
	*	8%	0%	13%	67%	*	10%	0%	100%
Mercer Island	358	1,394	29	568	3,158	214	309	592	6,622
	5%	21%	0%	9%	48%	3%	5%	9%	100%
Newcastle	40	63	54	191	935	136	43	199	1,660
	2%	4%	3%	12%	56%	8%	3%	12%	100%
Redmond	2,448	1,889	6,556	3,950	56,190	3,904	1,058	881	76,876
	2%	4%	3%	12%	56%	8%	3%	12%	100%
Sammamish	193	142	19	475	2,197	195	232	1,196	4,650
	4%	3%	0%	10%	47%	4%	5%	26%	100%
Woodinville	1,682	336	2,043	1,407	4,035	1,368	169	332	11,370
	15%	3%	18%	12%	35%	12%	1%	3%	100%
Yarrow Point	6	*	*	*	33	*	5	0	78
	8%	*	*	*	42%	*	6%	0%	100%
<b>EKC Cities</b>	<b>12,410</b>	<b>19,708</b>	<b>17,416</b>	<b>26,199</b>	<b>172,323</b>	<b>17,898</b>	<b>11,213</b>	<b>11,141</b>	<b>288,405</b>
	<b>4%</b>	<b>7%</b>	<b>6%</b>	<b>9%</b>	<b>60%</b>	<b>6%</b>	<b>4%</b>	<b>4%</b>	<b>100%</b>
Seattle	16,748	31,970	26,417	36,921	237,882	29,206	48,468	34,570	462,180
	4%	7%	6%	8%	51%	6%	10%	7%	100%
King County	48,460	64,477	96,873	101,863	533,039	97,343	87,202	70,382	1,099,639
	4%	6%	9%	9%	48%	9%	8%	6%	100%

\* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries; “WTU:” wholesale, transportation, and utilities industries.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment (FTE) equivalents; part-time and temporary positions are included. To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region (PSRC).

**Exhibit J-2: Average Wage by Sector, 2008**

(Puget Sound Regional Council 2009)

	Const/Res	FIRE	Manufac- turing	Retail	Services	WTU	Total
Beaux Arts	*	\$0	\$0	\$0	*	\$0	\$33,987
Bellevue	\$67,719	\$74,115	\$78,421	\$34,236	\$62,306	\$86,111	\$63,278
Bothell	\$53,381	\$58,778	\$82,343	\$35,366	\$56,680	\$94,268	\$60,323
Clyde Hill	\$33,269	\$82,153	*	*	\$28,081	\$93,053	\$34,733
Hunts Point	\$0	*	\$0	\$0	\$45,471	*	\$54,708
Issaquah	\$53,704	\$48,790	\$72,878	\$28,941	\$55,069	\$77,946	\$52,481
Kenmore	\$47,332	\$26,436	\$53,769	\$25,615	\$29,057	\$46,389	\$34,428
Kirkland	\$58,556	\$64,122	\$64,066	\$35,819	\$57,653	\$106,587	\$58,055
Medina	*	\$58,389	\$0	*	\$39,330	\$103,838	\$41,837
Mercer Island	\$57,906	\$74,186	\$41,726	\$27,879	\$34,313	\$86,888	\$47,749
Newcastle	\$33,244	\$37,732	*	\$31,124	\$26,998	\$62,240	\$31,827
Redmond	\$58,020	\$54,112	\$71,927	\$28,990	\$122,529	\$72,981	\$105,479
Sammamish	\$37,882	\$39,577	\$20,257	\$26,382	\$33,634	\$96,520	\$37,506
Woodinville	\$60,418	\$43,186	\$45,666	\$26,826	\$34,277	\$57,346	\$44,228
Yarrow Point	*	\$0	*	\$0	\$69,569	*	\$49,658
<b>EKC cities</b>	<b>\$60,333</b>	<b>\$68,432</b>	<b>\$70,578</b>	<b>\$32,262</b>	<b>\$80,164</b>	<b>\$81,314</b>	<b>\$72,530</b>
Seattle	\$67,299	\$87,905	\$66,409	\$42,916	\$53,594	\$66,103	\$58,594
King County	\$58,316	\$74,509	\$71,213	\$35,008	\$58,132	\$62,694	\$58,703

\* suppressed for confidentiality.

“Const/Res:” construction and resource industries; “FIRE:” finance, insurance, and real estate industries;

“WTU:” wholesale, transportation, and utilities industries.

**Exhibit K-1: Households Receiving Supplemental Security Income**

U.S. Census Bureau (2002, 2012)

	2000	2011 ACS
Beaux Arts Village	-	2
Bellevue	958	1,189
Bothell	248	286
Clyde Hill	12	16
Hunts Point	3	-
Issaquah	91	184
Kenmore	147	224
Kirkland	333	385
Inglewood-Finn Hill CDP	98	200
Kingsgate CDP	121	142
Medina	14	-
Mercer Island	127	140
Newcastle	32	68
Redmond	283	444
Sammamish	100	145
Woodinville	51	103
Yarrow Point	4	4
<b><i>EKC Cities</i></b>	<b><i>2,403</i></b>	<b><i>3,190</i></b>
Seattle	9,428	8,847
King County	21,426	23,811
Washington	84,750	101,364

**Exhibit K-2: Persons Living in Group Quarters**

(U.S. Census Bureau 1992, 2002, 2011)

	1990	2000	2010
Beaux Arts Village	-	-	-
Bellevue	569	791	1,110
Bothell	127	216	321
Clyde Hill	-	-	-
Hunts Point	-	-	-
Issaquah	193	227	443
Kenmore	40	87	123
Kirkland	794	848	630
Inglewood-Finn Hill C	181	140	177
Kingsgate CDP	24	24	191
Medina	-	-	-
Mercer Island	83	279	68
Newcastle		15	33
Redmond	379	833	274
Sammamish		-	99
Woodinville	-	23	47
Yarrow Point	-	-	-
<b>EKC Cities</b>	<b>2,185</b>	<b>3,319</b>	<b>3,148</b>
Seattle	21,199	26,655	24,925
King County	30,512	37,619	37,131
Washington	120,531	136,382	139,375

**Exhibit K-3: One-Night Count Summary, King County, 2012**

(Seattle-King County Coalition on Homelessness 2012)

Street Count	2,594
Emergency Shelter	2,682
Transitional Housing	3,554
<b>Total</b>	<b>8,830</b>

## Exhibit K-4: One-Night Count Detail, 2013

(Seattle-King County Coalition on Homelessness 2013)

	Seattle	Kent	North End	Eastside	White Center	Federal Way	Renton	Night Owl Buses	Auburn	Total
Men	597	7	68	96	4	31	22	66	6	897
Women	133	3	21	26	-	4	2	14	2	205
Gender unknown	1,241	43	17	75	47	83	59	1	49	1,615
Minor (under 18)	18	-	-	-	-	-	-	1	-	19
<b>Total</b>	<b>1,989</b>	<b>53</b>	<b>106</b>	<b>197</b>	<b>51</b>	<b>118</b>	<b>83</b>	<b>82</b>	<b>57</b>	<b>2,736</b>
Benches	11	-	-	1	-	2	2	-	-	16
Parking garages	22	2	-	1	-	-	3	-	-	28
Cars/trucks	631	8	14	52	31	78	37	-	27	878
Structures	292	4	3	8	16	15	11	-	4	353
Under roadways	194	8	2	6	-	2	8	-	5	225
Doorways	139	13	-	5	2	1	2	-	1	163
City parks	5	7	1	-	-	-	-	-	10	23
Bushes/undergrowth	69	3	-	8	-	-	2	-	6	88
Bus stops	32	-	4	-	-	1	3	-	-	40
Alleys	46	1	-	-	-	1	-	-	-	48
Walking around	257	6	6	7	2	18	8	-	1	305
Other	291	1	76	109	-	-	7	82	3	569
<b>Total</b>	<b>1,989</b>	<b>53</b>	<b>106</b>	<b>197</b>	<b>51</b>	<b>118</b>	<b>83</b>	<b>82</b>	<b>57</b>	<b>2,736</b>

## Exhibit K-5: School-reported Homeless Children, 2011-2012

(Office of Superintendent of Public Instruction 2012)

District Name	Pre-K and K	Grades 1-6	Grades 7-8	Grades 9-12	Shelters	Doubled Up	Un- sheltered	Hotel Motel	Total 2011-12 School Year	Total 2009-10 School Year	Percent Change 2009-12
Bellevue	24	84	33	44	98	79	7	1	185	202	-8%
Issaquah	12	76	14	35	53	78	3	3	137	94	46%
Lake Washington	30	93	31	59	82	124	7	-	213	149	43%
Mercer Island	1	5	2	2	-	9	-	1	10	7	43%
Northshore	19	80	14	38	40	82	25	4	151	162	-7%
<b>EKC schools</b>	<b>86</b>	<b>338</b>	<b>94</b>	<b>178</b>	<b>273</b>	<b>372</b>	<b>42</b>	<b>9</b>	<b>696</b>	<b>614</b>	<b>13%</b>
Seattle	97	743	250	782	1,531	301	13	27	1,872	1,139	64%
King County	435	2,397	717	1,691	2,379	2,521	118	196	5,214	5,920	-12%
Washington	2,882	12,166	3,623	8,719	6,524	18,332	1,205	1,329	27,390	21,826	25%

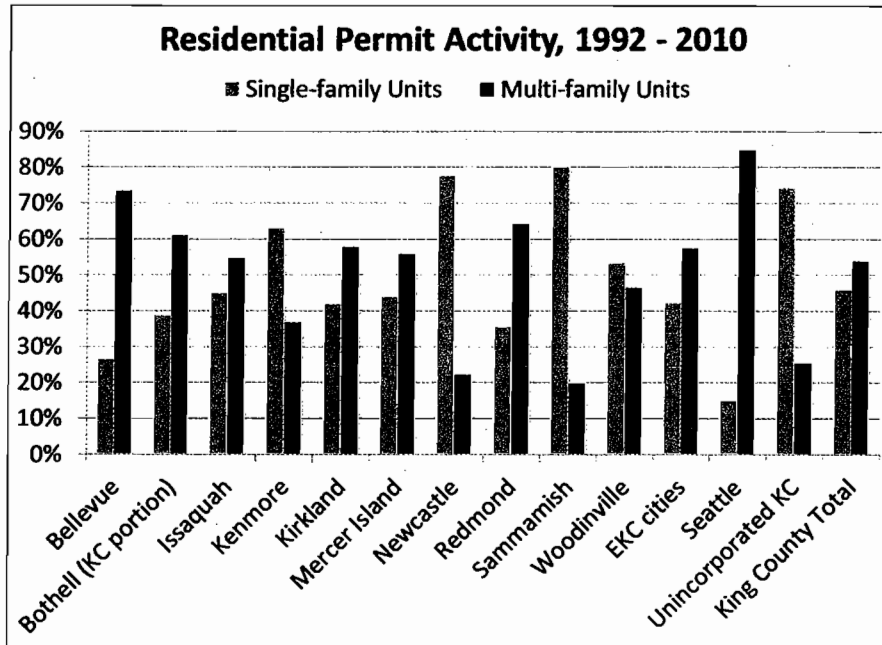
# Exhibit L-1: Housing Types

(U.S. Census Bureau 1992, 2002, 2012)

	1, detached	All attached	Manuf home	Other		1, detached	All attached	Manuf home	Other
Beaux Arts, 1990	100%	0%	0%	0%	Mercer Island, 1990	79%	20%	0%	0%
2000	97%	3%	0%	0%	2000	78%	22%	0%	0%
2011 ACS	100%	0%	0%	0%	2011 ACS	72%	28%	0%	0%
Bellevue, 1990	55%	45%	0%	1%	Newcastle, 1990	n/a	n/a	n/a	n/a
2000	54%	46%	0%	0%	2000	74%	25%	1%	0%
2011 ACS	50%	50%	0%	0%	2011 ACS	67%	32%	1%	0%
Bothell, 1990	48%	33%	18%	0%	Redmond, 1990	49%	49%	2%	0%
2000	54%	34%	12%	0%	2000	41%	57%	2%	0%
2011 ACS	55%	34%	11%	0%	2011 ACS	40%	58%	2%	0%
Clyde Hill, 1990	100%	0%	0%	0%	Sammamish, 1990	n/a	n/a	n/a	n/a
2000	100%	0%	0%	0%	2000	92%	7%	1%	0%
2011 ACS	98%	2%	0%	0%	2011 ACS	86%	14%	0%	0%
Hunts Point, 1990	99%	1%	0%	0%	Woodinville, 1990	84%	13%	3%	0%
2000	97%	3%	0%	0%	2000	61%	35%	4%	0%
2011 ACS	100%	0%	0%	0%	2011 ACS	54%	44%	2%	0%
Issaquah, 1990	50%	47%	3%	0%	Yarrow Point, 1990	98%	1%	0%	1%
2000	45%	54%	0%	0%	2000	97%	3%	0%	0%
2011 ACS	41%	59%	0%	0%	2011 ACS	99%	1%	0%	0%
Kenmore, 1990	60%	29%	9%	1%	<b>EKC Cities, 1990</b>	<b>58%</b>	<b>39%</b>	<b>2%</b>	<b>1%</b>
2000	67%	29%	5%	0%	<b>2000</b>	<b>57%</b>	<b>41%</b>	<b>2%</b>	<b>0%</b>
2011 ACS	66%	29%	6%	0%	<b>2011 ACS</b>	<b>54%</b>	<b>45%</b>	<b>2%</b>	<b>0%</b>
Kirkland, 1990	49%	50%	0%	1%	Seattle, 1990	52%	47%	0%	1%
2000	44%	55%	0%	0%	2000	49%	50%	0%	0%
2011 ACS	43%	56%	0%	0%	2011 ACS	45%	54%	0%	0%
Inglewood-Finn Hill C	82%	18%	0%	0%	King County, 1990	58%	38%	3%	1%
2000	79%	21%	0%	0%	2000	57%	40%	2%	0%
2011 ACS	77%	23%	0%	0%	2011 ACS	56%	42%	2%	0%
Kingsgate CDP, 1990	70%	29%	0%	1%	Washington, 1990	62%	27%	9%	1%
2000	68%	32%	0%	0%	2000	62%	29%	8%	1%
2011 ACS	61%	38%	1%	0%	2011 ACS	63%	29%	7%	0%
Medina, 1990	99%	1%	0%	0%					
2000	100%	0%	0%	0%					
2011 ACS	98%	1%	1%	0%					

**Exhibit L-2:**

(King County 2009b, ARCH)



**Exhibit L-3: Homeownership**

(U.S. Census Bureau 1992, 2002, 2011)

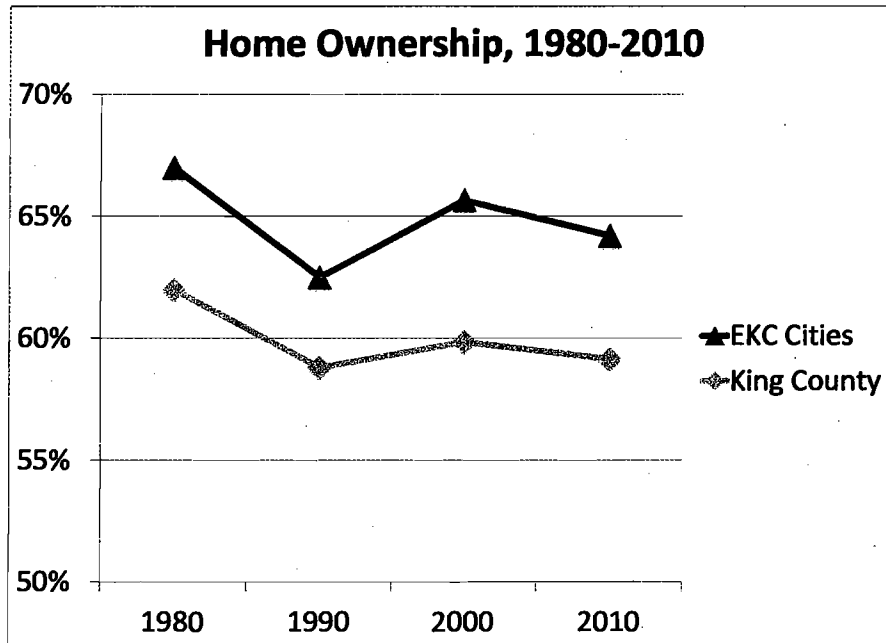
	1990	2000	2010
Beaux Arts Village	119	121	113
Owner-occupied	97%	96%	92%
Bellevue	35,756	45,836	50,355
Owner-occupied	58%	61%	59%
Bothell	4,919	11,923	13,497
Owner-occupied	65%	68%	66%
Clyde Hill	1,063	1,054	1,028
Owner-occupied	95%	96%	92%
Hunts Point	187	165	151
Owner-occupied	88%	87%	90%
Issaquah	3,170	4,840	12,841
Owner-occupied	48%	59%	66%
Kenmore	3,519	7,307	7,984
Owner-occupied	67%	72%	74%
Kirkland	17,211	20,736	22,445
Owner-occupied	55%	57%	57%
Inglewood-Finn Hill CDP	10,074	8,306	8,751
Owner-occupied	76%	77%	76%
Kingsgate CDP	4,729	4,314	4,878
Owner-occupied	74%	77%	77%

	1990	2000	2009 ACS	2010
Medina	1,129	1,111	1,117	1,061
Owner-occupied	91%	92%	88%	89%
Mercer Island	8,007	8,437	9,532	9,109
Owner-occupied	79%	80%	77%	72%
Newcastle	n/a	3,028	3,706	4,021
Owner-occupied	n/a	76%	75%	74%
Redmond	14,153	19,102	21,345	22,550
Owner-occupied	58%	55%	54%	54%
Sammamish	n/a	11,131	13,550	15,154
Owner-occupied	n/a	90%	90%	88%
Woodinville*	7,479	3,512	4,188	4,478
Owner-occupied	82%	73%	67%	65%
Yarrow Point	371	379	382	374
Owner-occupied	90%	94%	96%	93%
<b>East King Co. cities</b>	<b>97,083</b>	<b>138,682</b>	<b>159,324</b>	<b>165,161</b>
<b>Owner-occupied</b>	<b>63%</b>	<b>66%</b>	<b>65%</b>	<b>64%</b>
Seattle	236,702	258,499	277,014	283,510
Owner-occupied	49%	48%	50%	48%
King County	615,792	710,916	767,486	789,232
Owner-occupied	63%	60%	61%	59%
Washington State	1,872,431	2,271,398	2,512,327	2,620,076
Owner-occupied	63%	65%	65%	64%

\*Woodinville figures for 1990 comprise an area called the "Woodinville Census-Defined Place" (CDP), before the city of Woodinville incorporated. The CDP was larger than the incorporated city; hence, the 1990 figures are usually larger than the 2000 figures.

**Exhibit L-4:**

(U.S. Census Bureau 1982, 1992, 2002, 2010)



**Exhibit L-5:**

(ARCH)

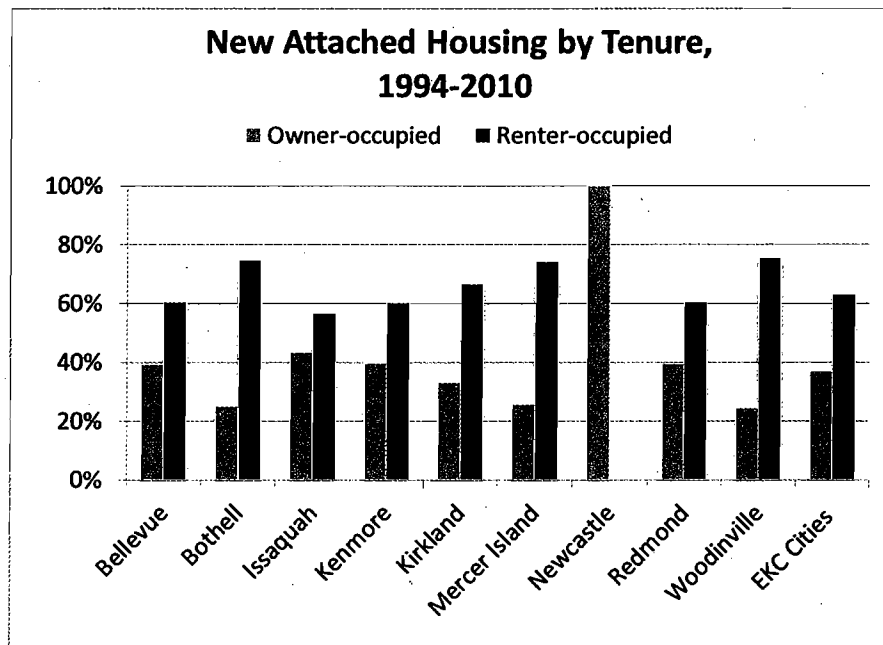
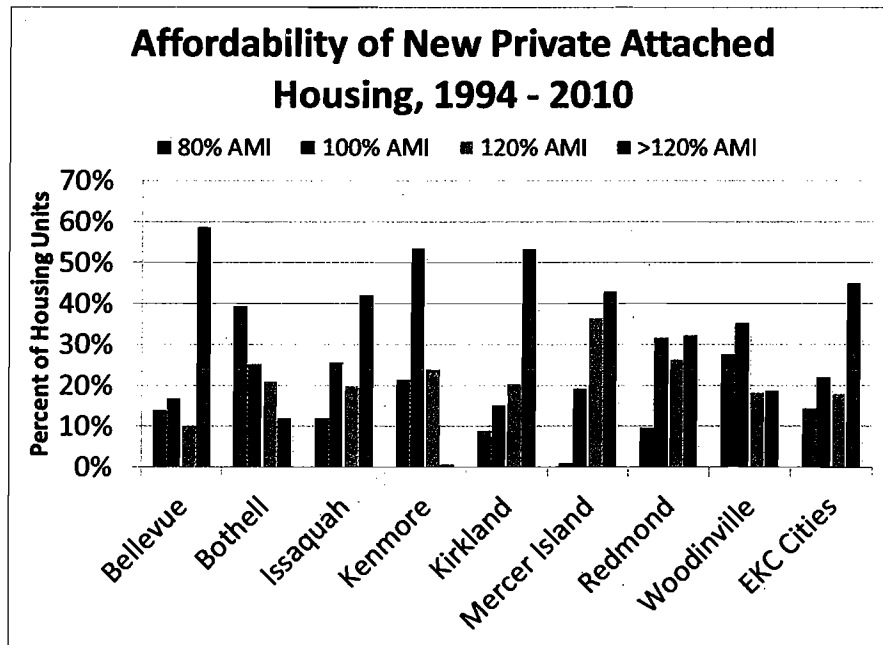


Exhibit M-1:

(ARCH)



**Exhibit M-2: Affordability of New Multi-family Housing, 1994-2010**

(ARCH)

	Total (1)	50% of median	80% of median	100% of median	120% of median	120%+ of median	Units surveyed
Bellevue	9,008	8	1,139	1,380	830	4,782	8,139
Pct of surveyed		0%	14%	17%	10%	59%	
Bothell	2,401	40	653	418	348	199	1,658
Pct of surveyed		2%	39%	25%	21%	12%	
Clyde Hill	0	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Issaquah	3,451	0	251	537	417	877	2,082
Pct of surveyed		0%	12%	26%	20%	42%	
Kenmore	237	0	51	127	57	2	237
Pct of surveyed		0%	22%	54%	24%	1%	
Kirkland	3,195	43	199	337	451	1,184	2,214
Pct of surveyed		2%	9%	15%	20%	53%	
Mercer Island	1,266	0	10	172	326	384	892
Pct of surveyed		0%	1%	19%	37%	43%	
Newcastle	114	0	0	0	46	50	96
Pct of surveyed		0%	0%	0%	48%	52%	
Redmond	3,723	0	334	1,087	902	1,107	3,430
Pct of surveyed		0%	10%	32%	26%	32%	
Sammamish	0	0	0	0	0	0	0
Pct of surveyed		0%	0%	0%	0%	0%	
Woodinville	1,145	0	153	195	101	104	553
Pct of surveyed		0%	28%	35%	18%	19%	
<b>Total</b>	<b>24,540</b>	<b>91</b>	<b>2,790</b>	<b>4,253</b>	<b>3,478</b>	<b>8,689</b>	<b>19,301</b>
<b>Pct of surveyed</b>		<b>0%</b>	<b>14%</b>	<b>22%</b>	<b>18%</b>	<b>45%</b>	

(1) Includes surveyed housing and senior housing with services (e.g. nursing homes, assisted living, congregate care).

Other notes: Affordability based on survey of new attached housing by ARCH. Does not include special senior housing or housing receiving public financial support.

Survey affordability not available for all attached housing units.

Newcastle data begins in 1998. Clyde Hill, Kenmore, and Sammamish data begin in 2001.

**Exhibit N: Housing Units in 2011 by Year Built**

(U.S. Census Bureau 2012)

	1959 or earlier	1960 to 1979	1980 to 1999	2000 or later
Beaux Arts Village	65%	21%	4%	9%
Bellevue	14%	42%	33%	12%
Bothell	8%	33%	45%	14%
Clyde Hill	25%	47%	16%	12%
Hunts Point	37%	29%	27%	6%
Issaquah	5%	17%	39%	39%
Kenmore	17%	38%	30%	15%
Kirkland	10%	33%	43%	14%
Inglewood-Finn Hill CDP	7%	55%	31%	8%
Kingsgate CDP	2%	63%	29%	6%
Medina	37%	35%	17%	11%
Mercer Island	26%	40%	19%	15%
Newcastle	3%	17%	51%	29%
Redmond	2%	33%	47%	17%
Sammamish	3%	16%	53%	27%
Woodinville	3%	19%	60%	18%
Yarrow Point	36%	35%	18%	11%
<b><i>EKC Cities</i></b>	<b>10%</b>	<b>33%</b>	<b>39%</b>	<b>17%</b>
Seattle	14%	23%	61%	2%
King County	13%	4%	13%	70%
Washington	52%	19%	17%	12%

# Exhibit O-1: Home Sales Prices

(Central Puget Sound Real Estate Research 2000, 2005, 2010, 2012)

All prices from 1<sup>st</sup> Quarter.

	2000		2010		2012		Change, 2000 - 2010 Total	Change, 2010-2012		
	Total		Total		Attached	Detached		Total	Attached	Detached
Bellevue	\$317,608		\$621,682		\$410,000	\$735,578	96%	-5%	7%	-6%
Bothell	\$231,690		\$317,735		\$181,474	\$455,250	37%	18%	-17%	15%
Issaquah	\$313,082		\$451,106		\$228,975	\$500,977	44%	-11%	-29%	-7%
Kenmore	\$234,437		\$352,049		\$142,544	\$399,655	50%	3%	-27%	3%
Kirkland	\$267,508		\$534,209		\$232,081	\$495,579	100%	-25%	-31%	-19%
Medina	-		\$827,848		\$0	\$1,691,455	-	104%	-	104%
Mercer Island	\$562,330		\$1,169,603		\$183,372	\$875,644	108%	-34%	-29%	-36%
Redmond	\$298,736		\$491,175		\$192,656	\$511,359	64%	-15%	-33%	-14%
Sammamish	-		\$612,589		\$277,419	\$606,894	-	-5%	-5%	-4%
Woodinville	\$356,281		\$495,417		\$174,623	\$440,614	39%	-28%	22%	-
<b>EKC cities</b>	<b>\$300,230</b>		<b>\$515,362</b>		<b>\$282,603</b>	<b>\$583,938</b>	<b>72%</b>	<b>-5%</b>	<b>-10%</b>	<b>-2%</b>
Seattle	\$266,182		\$435,989		\$369,570	\$438,365	64%	-5%	-3%	-6%
King County	\$253,241		\$406,300		\$284,861	\$404,003	60%	-7%	-25%	-7%

## Exhibit O-2: Rental Housing Costs

(Central Puget Sound Real Estate Research 2007, Dupre+Scott 2010-2012)

Market Area		1990	2000	2010	2012	Pct Change	
						2000 - 2010	2010- 2012
Bellevue- East	Avg Rent	\$535	\$845	\$1,039	\$1,154	23.0%	11.1%
	Vacancy	3.0%	3.6%	3.2%	2.7%		
Bellevue- West	Avg Rent	\$640	\$1,114	\$1,416	\$1,596	27.1%	12.7%
	Vacancy	2.8%	4.3%	3.2%	3.3%		
Bothell	Avg Rent	\$532	\$826	\$976	\$1,050	18.2%	7.6%
	Vacancy	3.4%	3.1%	3.6%	3.8%		
Factoria	Avg Rent	\$595	\$948	\$1,136	\$1,245	19.8%	9.6%
	Vacancy	3.2%	4.0%	5.3%	3.4%		
Issaquah	Avg Rent	\$635	\$1,141	\$1,253	\$1,302	9.8%	3.9%
	Vacancy	5.6%	5.6%	4.1%	4.2%		
Juanita	Avg Rent	\$571	\$934	\$1,084	\$1,127	16.1%	4.0%
	Vacancy	3.2%	4.3%	5.5%	4.2%		
Kirkland	Avg Rent	\$624	\$1,122	\$1,403	\$1,441	25.0%	2.7%
	Vacancy	5.2%	6.3%	6.0%	4.2%		
Mercer Island	Avg Rent	\$539	\$941	\$1,443	\$1,442	53.3%	-0.1%
	Vacancy	0.8%	2.4%	4.5%	4.1%		
Redmond	Avg Rent	\$589	\$1,010	\$1,207	\$1,287	19.5%	6.6%
	Vacancy	5.2%	4.1%	4.4%	4.2%		
Woodinville-TL	Avg Rent	\$546	\$866	\$1,040	\$1,128	20.1%	8.5%
	Vacancy	5.1%	4.5%	3.8%	4.7%		
<b>EKC cities</b>	<b>Avg Rent</b>			<b>\$1,192</b>	<b>\$1,288</b>		<b>8.1%</b>
	<b>Vacancy</b>			<b>4.1%</b>	<b>3.7%</b>		
King County	Avg Rent	\$501	\$792	\$1,033	\$1,098	30.4%	6.3%
	Vacancy	4.4%	3.7%	4.9%	4.1%		
KC Median Income		\$41,500	\$65,800	\$85,600		30.1%	2.8%

### Exhibit P-1: New Accessory Dwelling Units (ADUs), 1994–2009

(Puget Sound Regional Council unpublished dataset)

	<b>TOTAL</b>
Beaux Arts	<b>2</b>
Bellevue	<b>104</b>
Bothell	<b>2</b>
Clyde Hill	<b>3</b>
Hunts Point	<b>-</b>
Issaquah	<b>35</b>
Kenmore	<b>29</b>
Kirkland	<b>115</b>
Medina	<b>1</b>
Mercer Island	<b>207</b>
Newcastle	<b>16</b>
Redmond	<b>11</b>
Sammamish	<b>4</b>
Woodinville	<b>1</b>
Yarrow Point	<b>-</b>
<b>EKC Cities Total</b>	<b>530</b>

### Exhibit P-2: Adult Family Homes and Assisted Senior Housing

(Overlake Hospital Medical Center and Evergreen Hospital Medical Center 2010)

	Licensed Adult Family Homes		Licensed Nursing Homes		Independent/ Assisted Living	
	Facilities	Beds	Facilities	Beds	Facilities	Beds
Bellevue	137	783	2	183	13	1,186
Bothell	79	450	2	199	7	647
Issaquah	17	96	3	336	6	535
Kenmore	21	120	-	-		
Kirkland	59	335	1	190	7	697
Mercer Island	8	42	2	143	5	447
Newcastle	5	30	-	-	1	99
Redmond	27	150	2	195	11	1,243
Sammamish	13	75	-	-		
Woodinville	8	47	-	-	2	296
<b>Total</b>	<b>374</b>	<b>2,128</b>	<b>12</b>	<b>1,246</b>	<b>52</b>	<b>5,150</b>

**Exhibit P-3: Subsidized Housing with Covenanted Restrictions, 2010 (ARCH)**

City	King County Housing Authority				ARCH Trust Fund	Privately- Owned (5)	City Incentives (6)	Total
	Tax HUD (1)	Credits (2)	Bonds (3)	Vouchers (4)				
Bellevue	387	396	913	978	850	242	223	3,989
Bothell	62	119		114	69	18	-	382
Issaquah	40			111	325	162	104	742
Kenmore	91				83	70	-	244
Kirkland	182			218	186	215	31	832
Mercer Island	-			5	59		-	64
Newcastle	-				12		-	12
Redmond	142			253	747	104	185	1,431
Sammamish	-			28	-		-	28
Woodinville	30			28	100		20	178
<b>Total Units</b>	<b>934</b>	<b>515</b>	<b>913</b>	<b>1,735</b>	<b>2,431</b>	<b>811</b>	<b>563</b>	<b>7,902</b>
<b>Percent</b>	<b>12%</b>	<b>7%</b>	<b>12%</b>	<b>22%</b>	<b>31%</b>	<b>10%</b>	<b>7%</b>	

1. Families living in HUD-funded units pay 30% of their incomes to the Housing Authority for rent.
2. Families pay rent set according to a percentage of area median income (usually 60% AMI, or less).
3. Families pay rent set according to a percentage of area median income (usually 80% AMI, or less).
4. Families rent apartments at Fair Market Value using 30% of their incomes, and pay the balance with vouchers.
5. Includes publicly funded prior to or outside ARCH and old privately owned HUD subsidized.
6. Incentives do not include ADUs because no covenant.

**Exhibit P-4: Housing Production toward 10-Year Plan to End Homelessness, East King County (Committee to End Homelessness in King County 2009)**

	Existing by 2005	Completed Development Project	In Operation; Use of Existing Housing	Projects in Development	Total, New Production
Single Adults	30	52	44	33	129
Families	135	80	45	5	130
Youth and Young Adults	64	19	12	-	31
<b>Total</b>	<b>229</b>	<b>151</b>	<b>101</b>	<b>38</b>	<b>290</b>

**Exhibit Q-1: Housing and Employment Targets, 2006-2031**

(King County 2011)

Jurisdiction	Housing Units	Employees
Beaux Arts Village	3	3
Bellevue	17,000	53,000
Bothell (King Co. part)	3,000	4,800
Clyde Hill	10	0
Hunts Point	1	0
Issaquah	5,750	20,000
Kenmore	3,500	3,000
Kirkland	7,200	20,200
Medina	19	0
Mercer Island	2,000	1,000
Newcastle	1,200	735
Redmond	10,200	23,000
Sammamish	4,000	1,800
Woodinville	3,000	5,000
Yarrow Point	14	0
Uninc. East King Co.	3,750	850
<b>East King Co. total</b>	<b>60,647</b>	<b>133,388</b>

**Exhibit Q-2: Permit Activity and Housing Targets**

(King County 2008, and ARCH)

Jurisdiction	Housing Targets				Units Permitted		
	1992-2012	2001-2022		2006-2031	1992-2010	2001-2010	
	Annual Average	Total **	Annual Average	Annual Average	Annual Average	Total	Annual Average
Beaux Arts	0.0	3	0.2	0.1	0.6	7	0.7
Bellevue	436	10,117	506	680	708	6,441	644
Bothell (KC Part)	98	1,751	88	120	136	852	85
Clyde Hill	0.6	21	1.1	0.4	8.9	286	11.7
Hunts Point	0.2	1	0.1	0.0	1.8	16	1.6
Issaquah	169	3,993	200	230	351	4,644	464
Kenmore	54	2,325	116	140	129	1,276	128
Kirkland	292	5,480	274	288	350	3,289	329
Medina	0.9	31	1.6	0.8	10.6	90	9.0
Mercer Island	56	1,437	72	80	95	1,187	119
Newcastle	42	863	43	48	76	774	77
Redmond	581	9,083	454	408	394	4,220	422
Sammamish	n/a	3,842	192	160	321	2,766	277
Woodinville	90	1,869	93	120	81	630	63
Yarrow Point	0.9	28	1.4	0.6	3.6	37	3.7
<b>EKC Cities</b>	<b>1,820</b>	<b>40,844</b>	<b>2,042</b>	<b>2,276</b>	<b>2,467</b>	<b>26,346</b>	<b>2,635</b>
Seattle	2,687	51,510	2,576	3,440	3,448	37,226	3,723
Uninc. King Co.	1,675	13,405	670	634	2,564	17,749	1,775
<b>King County Total</b>	<b>9,859</b>	<b>152,332</b>	<b>7,617</b>	<b>9,323</b>	<b>10,926</b>	<b>106,352</b>	<b>10,635</b>

\*\*GMPC 2001-2022 Household Growth Targets, King County (2003).

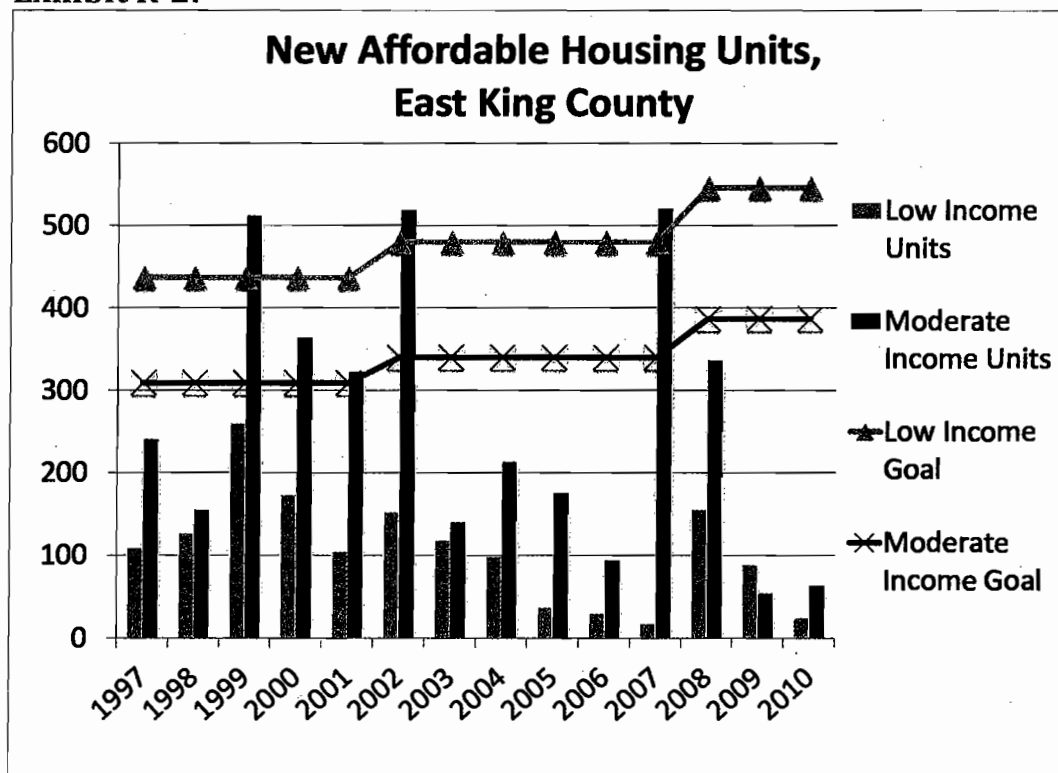
# Exhibit R-1: Affordable Housing Created, 1993-2008

(ARCH)

City	Low Income (50% of Median Income)				Moderate Income (80% of Median Income)				Total Low- and Moderate- Income
	Direct	Land Use	Market	Sub-total	Direct	Land Use	Market	Sub-total	
	Assistance	Incentives			Assistance	Incentives			
Beaux Arts	0	0	0	0	0	1	0	1	1
Bellevue	850	0	8	858	582	323	1,117	2,022	2,879
Bothell	115	0	0	115	60	2	653	715	829
Clyde Hill	3	0	0	3	1	3	0	4	7
Hunts Point	0	0	0	0	0	0	0	0	0
Issaquah	227	0	0	227	66	137	133	336	563
Kenmore	72	0	0	72	85	25	51	161	233
Kirkland	215	0	43	258	143	141	206	490	748
Medina	2	0	0	2	0	1	0	1	4
Mercer Island	61	0	0	61	3	206	10	219	279
Newcastle	22	0	0	22	2	15	0	17	39
Redmond	292	4	0	296	401	181	340	922	1,218
Sammamish	9	0	0	9	1	2	0	3	12
Woodinville	71	0	0	71	1	33	153	187	258
Yarrow Point	0	0	0	0	0	0	0	0	0
TOTAL	1,940	4	51	1,995	1,344	1,070	2,663	5,077	7,072

## Exhibit R-2:

(ARCH)



## Exhibit S: List of Sources

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# Housing Element

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## GOAL:

**To maintain the strength, vitality, and stability of single family and multifamily neighborhoods and to promote a variety of housing opportunities to meet the needs of all members of the community.**

## OVERVIEW

Bellevue provides a full range of housing opportunities to meet the needs of the people who would call Bellevue “home.” Strong neighborhoods in which the residents care about and invest in their community and participate in community affairs are an important component of Bellevue’s livability. Private homes and yards, as well as the public streets and sidewalks, are well maintained and demonstrate neighborhood vitality. Stable and healthy neighborhoods are built on friendships, a sense of community, and freedom from encroachment by incompatible land uses.

Housing in Bellevue ranges from residential estates on an acre or more to Downtown mid-rise condominiums with a variety of single family and multifamily housing types in between. Consistent with adopted plans and policies, the city pursues opportunities to create affordable housing and to increase the overall



*Homes in Bellevue are well maintained and demonstrate neighborhood vitality.*

housing supply; attends to the special housing needs of individuals; seeks to preserve neighborhood quality; and does not tolerate discrimination in housing.

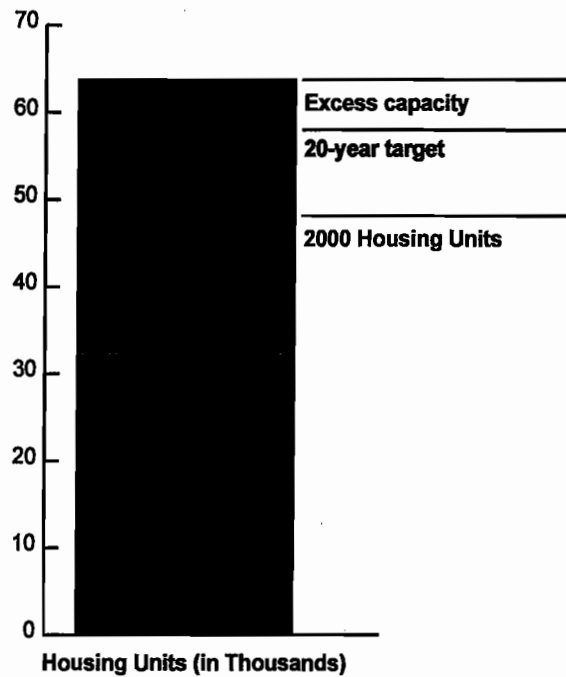
## State Growth Management Act

The state Growth Management Act’s (GMA) housing goal is to:

*Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The GMA requires that each county and its cities plan to accommodate the growth that is projected over the next 20 years. In King County, the county and its cities collaboratively decided how to allocate the 20-year projection (see the Land Use

**Figure HO.1 Housing Targets vs Capacity**



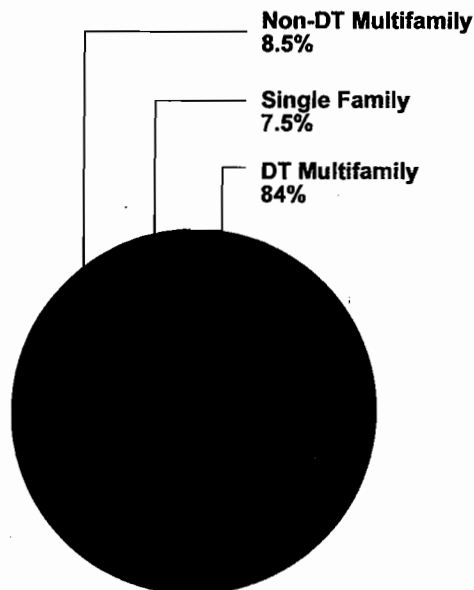
Element for more information). For Bellevue the 20-year housing target for 2001 – 2022 is 10,117 additional housing units.

Bellevue has capacity to accommodate about 16,000 additional housing units, which is sufficient to meet the 20-year target (see Figure HO.1). At the end of 20 years, a capacity of about 5,600 new units would remain, so after this planning period, Bellevue will be running out of capacity to accommodate new housing.

Over 90 percent of the city's remaining residential capacity is found in multifamily zoning districts: 84 percent is multifamily located in Downtown, 8.5 percent

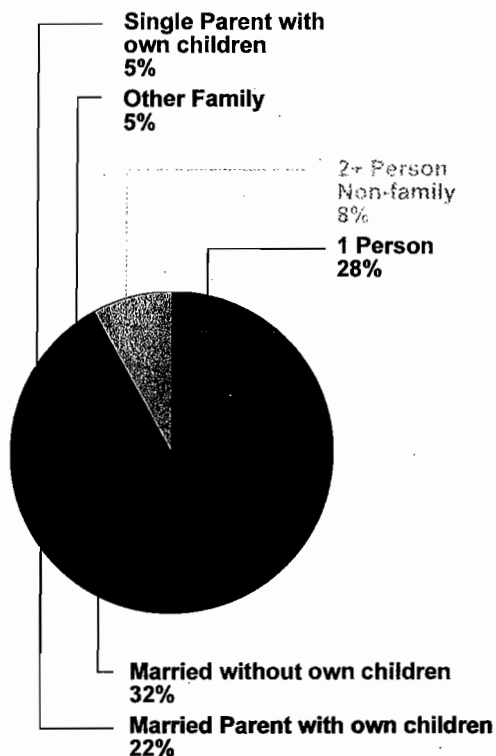
is multifamily outside Downtown, and 7.5 percent is single family (see Figure HO.2). Most of the single family capacity is in scattered parcels, with a significant number having environmental constraints such as steep slopes and wetlands.

**Figure HO.2 Future Housing Capacity**



Bellevue's household types and age characteristics are changing, which affects the type of housing Bellevue residents desire. In 2000 slightly more than one quarter of Bellevue's households included children (see Figure HO.3). This percentage has remained constant since 1990. Average household size continues to decline, with 65 percent of Bellevue households comprised of only one or two people (see Figure HO.4). The proportion of Bellevue's population comprised of seniors continues to increase, consistent with regional and national trends. A high proportion in the growth

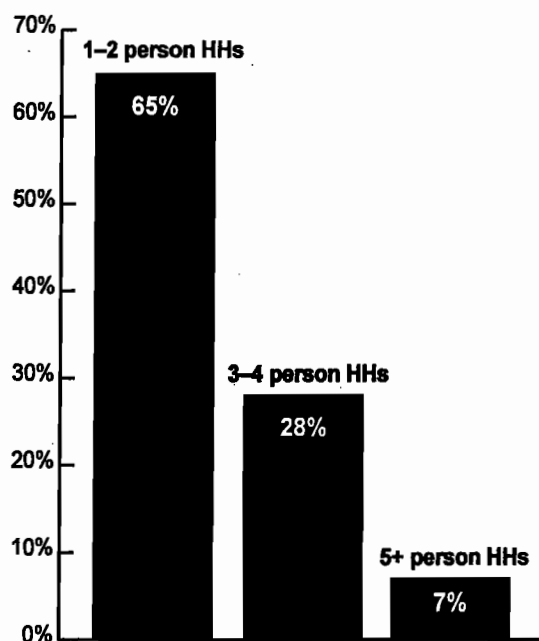
**Figure HO.3 Bellevue Household Composition**



of the senior population has been seniors over the age of 75. In summary, Bellevue's households are projected to continue being older, smaller and mostly childless.

To accomplish the GMA goals and meet Bellevue's housing needs, Bellevue must protect the existing housing in both single family and multifamily neighborhoods while pursuing opportunities to increase the supply and diversity of housing. Providing regulatory and economic incentives can encourage the private sector to build affordable housing. Regional cooperation is also essential to assure adequate housing opportunities. Bellevue helped found and participates in A Regional Coalition for Housing (ARCH), an intergovernmental agency to promote low and moderate income housing on the Eastside.

**Figure HO.4 Bellevue Household Size**



Bellevue is committed to protecting and enhancing all of its neighborhoods. However, Bellevue's metamorphosis from a Seattle suburb to a mature city with the major Urban Center of the Eastside requires that it seek innovative and creative ways to develop additional housing that is compatible within existing neighborhoods and the environment. The limited supply of undeveloped, buildable residential land in the city is the primary constraint on the amount of housing that can be provided in the future. Downtown Bellevue is planned to accommodate over 80 percent of the new housing units in the next 20 years, and mixed use developments in commercial areas will provide additional opportunities for housing.

The location, density, and design of housing is evaluated with respect to other community objectives such as housing affordability, environmental quality, and support for transit. For instance, residential densities that support transit use should be located along major transit corridors and near urban activity centers. Site design should encourage pedestrian and bicycle access to the transit system (see the Transportation Element for more discussion of the land use-transportation link). In another example, environmentally sensitive areas can be protected by clustering housing on the least sensitive portions of the site.

Creative site planning may allow a development to achieve the maximum density allowed by the site's zoning or to mix residential and commercial land uses. Site planning can also focus on attaining urban design, land use and transportation goals. For example, to support mass transit and pedestrian mobility, multifamily housing along an arterial should be designed for convenient pedestrian access to the transit system.

## **Major Topics of Housing Element**

The Housing Element focuses on four specific topics of the city's housing policy:

The **Neighborhood Quality & Vitality** section recognizes the diversity and quality of Bellevue's neighborhoods. It also recognizes that neighborhoods are not static over time and that they evolve to meet the changing needs and lifestyles of the residents and the community.

The **Housing Opportunities** section provides the policy framework for increasing the housing supply while protecting existing neighborhoods - a critical challenge for Bellevue.

Bellevue's **Affordable Housing** policies direct the city's efforts to create housing opportunities for all economic segments of the population through regulatory and incentive approaches.

The **Special Housing Needs** section addresses the needs of some members of the community who cannot live on their own due to disability, health, age, or other circumstances that require special accommodations. Unfortunately, the difficulties some people have in finding housing may be so extreme as to result in homelessness. The city supports emergency housing and takes an active role in creating a variety of housing opportunities for those with special needs.

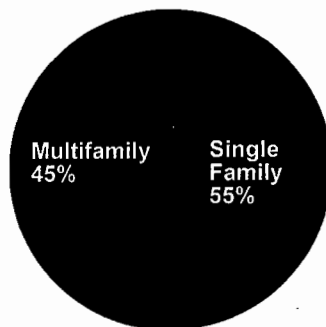
# Neighborhood Quality & Vitality

## GOALS:

1. To ensure that single family and multifamily residential neighborhoods provide an attractive living environment and that housing is compatible in quality, design, and intensity within neighborhoods and with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive features.
2. To ensure the vitality and health of single family and multifamily neighborhoods.

Bellevue is characterized by high quality, vital neighborhoods that vary widely in age, character, and the value and size of housing. Some of Bellevue's older single family neighborhoods contain housing that is small by today's standards. Other neighborhoods are characterized by large high-end housing, while still others contain a mix of housing of different ages and sizes. All Bellevue neighborhoods are predominantly well maintained and have a strong sense of pride.

*Figure HO.5 Bellevue Housing Types*



Forty-five percent of Bellevue's housing is multifamily, ranging from walk-up apartment complexes to high rise condominiums in the Downtown. During the 1990s, 67 percent of the housing constructed in Bellevue was multifamily. This percent is expected to increase over the next 20 years, especially given the high percentage of remaining housing capacity that is multifamily. Bellevue regulations need to provide a quality living environment for apartment and condominium dwellers while also

creating opportunities to meet the need for affordable multifamily housing. For example, open spaces in multifamily developments can be designed to increase resident interaction, improve livability, and provide recreation areas for children.

Maintaining and enhancing the quality of all neighborhoods is an important part of Bellevue's livability. Some level of change in existing neighborhoods is natural and an indication of a healthy, stable neighborhood. A neighborhood in which no change or investment is occurring may begin to decline. This type of neighborhood could be characterized by poorly maintained lawns, roofs or siding in disrepair, and lack of new remodeling or additions.

Some of Bellevue's older neighborhoods are beginning to show these signs of aging. In these areas it may be appropriate for the city to devise strategies with

neighborhoods to ensure that they remain “great places to live”. These strategies could aim at attracting private investment to assist in the community’s renewal.

Typical investments in healthy, stable neighborhoods include new additions on existing houses, re-roofing and re-siding, new or well-maintained landscaping, and improvements for pedestrians such as sidewalks or paths. This natural evolution can also include new houses that are built either on vacant lots or after a house is torn down.



*Bellevue neighborhoods offer great places to live.*

One of Bellevue’s roles in promoting neighborhood quality is to facilitate healthy change in a neighborhood while protecting residents from new housing that is out of character. In an established neighborhood, new infill housing shows positive energy and healthy reinvestment. However, if it is of a scale that overwhelms existing housing, it may be perceived as doing more harm than good. This is particularly true if the construction is accompanied by wholesale removal of existing trees and other vegetation. In these extraordinary cases it may be appropriate for the city to conduct additional review to ensure that this infill housing provides a good “fit” with the surrounding neighborhood.

Another city role in promoting neighborhood quality is to protect residents from activities or uses which are incompatible with a residential area. The city employs development regulations and other city codes to limit the bulk and scale of buildings, to control noise and nuisances, to minimize the impact of non-residential uses, and to restrict other activities that negatively affect neighborhood quality. While neighborhoods can be expected to evolve over time, their nature as quality residential environments can be preserved.

The edges of neighborhoods present a particular challenge in maintaining a quality residential environment. Abrupt edges formed by different types or intensities of land use may result in undesirable spillover effects such as noise, glare, and parking. The city’s Transition Area Design District regulations soften the edge between higher intensity uses to lower intensity uses. Design features such as landscaping, parking and access locations, lighting shields, non-reflective building materials, and modulation of building bulk can help integrate land uses and achieve an effective transition. The impacts of arterials that divide or border neighborhoods can be diminished with special landscape treatment of the right-of-way and, where necessary, noise mitigation.

The location and design of many Bellevue neighborhoods cause residents to depend on their automobiles for access to most urban amenities and services. To improve neighborhood quality and reduce automobile dependency, Bellevue promotes new neighborhood design concepts.

The city encourages and coordinates neighborhood participation in projects to enhance neighborhood quality. Neighborhood groups can enhance their area with features such as landscape plantings, identification signing, and special paving on streets or sidewalks. The city offers monetary and other incentives to support this activity through the Neighborhood Enhancement Program.

## **POLICIES**

**POLICY HO-1.** Encourage investment in and revitalization of single family and multifamily neighborhoods where private investment patterns are not accomplishing this objective.

**POLICY HO-2.** Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.

**POLICY HO-3.** Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.

**POLICY HO-4.** Initiate and encourage neighborhood and community involvement to foster a positive civic and neighborhood image through the Neighborhood Enhancement Program, or similar program.

**POLICY HO-5.** Assure that site and building design guidelines create an effective transition between substantially different land uses and densities.

**POLICY HO-6.** Anticipate the future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions. Report results of such surveys to residents.

**POLICY HO-7.** Provide financial assistance to low-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar program.

**POLICY HO-8.** Protect residential areas from illegal land use activities through enforcement of city codes.

**POLICY HO-9.** Explore opportunities to implement alternative neighborhood design concepts. Involve residents and other stakeholders in this process.

**POLICY HO-10.** Support housing with appropriate amenities for families with children.

## **Housing Opportunities**

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### **GOALS:**

- 1. To increase housing opportunities and a diversity of housing types by promoting the creative and innovative use of land designated for residential and commercial use, while complementing the character of existing development, protecting sensitive natural features, and promoting mobility alternatives.**
- 2. To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.**
- 3. To work in partnership with public and private groups in the planning and development of housing.**

As Bellevue grows as a regional employment center, the demand for housing in and around the city will grow. However, the supply of land available for housing is limited, and much of this land is either developed or environmentally sensitive. Countywide Planning Policies require that cities develop at or near their potential to ensure that urban land is used efficiently, to provide for housing opportunities, and to support the efficient use of infrastructure. To meet growth targets and encourage efficient use of land within the urban growth area, the city promotes innovative use of residential and commercial land to increase the housing supply. (Using land efficiently to meet the growth targets is further discussed in the Land Use Element.) At the same time, the city emphasizes quality infill development with creative, diverse, and compatible housing types and sensitivity toward the environment and existing neighborhoods.

### **Innovative Housing Types & Processes**

Innovative housing types include mixed use housing, mid- and high-rise housing in the Downtown, diverse infill housing types, and accessory dwelling units. The Planned Unit Development (PUD) process provides an alternative way to reduce housing costs, increase the housing supply, and protect environmentally sensitive areas.

**Mixed use housing.** Mixed use development is the marriage of housing and commercial uses on the same site. Providing housing opportunities in commercial areas is essential to accommodate the anticipated housing demand. Mixed residential/commercial neighborhoods that emerge in commercial areas will enhance the vitality of these areas, and provide a pedestrian orientation and support for transit. For

example, portions of the Downtown and areas in the Bel-Red, Factoria and Eastgate Subareas could become distinct mixed-use neighborhoods over time. Bellevue encourages creative and innovative methods to use commercial land to increase the housing supply. For example, in the Neighborhood Business Districts, the city offers building height and lot coverage bonuses for mixed commercial/residential projects to help achieve the permitted residential density.

**Downtown housing.** Downtown Bellevue is the major Urban Center of the Eastside with a high concentration of jobs, services, and housing served by an efficient transportation system. To achieve the Downtown housing potential, higher densities are encouraged. Mid-rise and high-rise residential and mixed-use buildings will provide housing opportunities for people who choose to live in an urban neighborhood. Areas around the Downtown Park and the Bellevue Regional Library are becoming new centers for urban residential activities. Innovative housing types such as single-room occupancy and studio residential units may increase the supply of affordable housing.

**Infill housing.** Other innovative housing types can fit into residential and transitional areas. To encourage high quality, innovative housing that is currently not being built in Bellevue, the city will enable a limited number of demonstration projects.

These proposed demonstration projects will be limited by pre-determined factors such as the size of the project, types of housing to be demonstrated, ability to vary from certain standards, and compatibility with surrounding development. Such demonstration projects will only be implemented after consultation with the affected neighborhood residents.



*Quality innovative housing at efficient densities creates housing choices.*

**Accessory dwelling units.** New housing opportunities may also be found in well-established neighborhoods. A single family property may be designed to accommodate an independent residence within the existing home or in a separate structure known as a "mother-in-law apartment" or an "accessory dwelling unit." Accessory dwelling units are subject to strict guidelines to protect the character of the single family neighborhood. Accessory dwelling units may provide affordable housing opportunities and help those with limited income to keep their homes.

**Planned Unit Development process.** The Planned Unit Development (PUD) process allows for variations in site design and density from the strict requirements of the Land Use Code. Clustering is encouraged to protect critical areas. Specific design and development guidelines and early public review can assure compatibility with the setting. Compatibility may be achieved with attention to design quality and character, building bulk, materials, colors, arrangement of space, and intensity of use.



*The PUD process provides alternative housing types.*

## **Housing Regulations**

The City of Bellevue encourages housing development. While the Housing Element does not establish a hierarchy of priorities among sometimes conflicting interests, it does support innovative and acceptable methods to achieve the housing goals. The city works in partnership with housing providers to identify constraints and to pursue opportunities for a diverse and affordable housing supply.

The city's role is to identify and eliminate unreasonable regulatory barriers and to adopt regulations and fees which neither create unreasonable barriers nor inappropriately increase the cost or decrease the supply of housing. Bellevue's land use regulations, development standards, and fees are important for the community's welfare. An evaluation of the reasonableness of regulations should be based on their contribution to the public safety, provision of necessary infrastructure and community services and amenities, environmental protection, long-term maintenance costs, and state and federal mandates.

## **POLICIES**

**POLICY HO-11.** Encourage housing opportunities in mixed residential/commercial settings throughout the city.

**POLICY HO-12.** Provide incentives to encourage residential development for a range of household types and income levels in commercial zones.

**POLICY HO-13.** Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.

**POLICY HO-14.** Encourage housing development Downtown including innovative, affordable housing.

**POLICY HO-15.** Adopt an interim ordinance enabling a demonstration project(s) that would serve as a model for housing choices currently not being built in Bellevue.

*Discussion: The interim ordinance would set factors such as number of demonstration projects, size of project, types of housing to be demonstrated, ability to vary from certain standards, compatibility with surrounding development, review by the affected neighborhood, etc.*

**POLICY HO-16.** Allow attached and detached accessory dwelling units in single family districts subject to specific development, design, and owner occupancy standards.

**POLICY HO-17.** Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

**POLICY HO-18.** Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

**POLICY HO-19.** Periodically review land use regulations to assure that regulations and permit processing requirements are reasonable.

**POLICY HO-20.** Evaluate the housing cost and supply implications of proposed regulations and procedures.

**POLICY HO-21.** Promote working partnerships with housing developers to help create opportunities for housing in the community.

## **Affordable Housing**

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### **GOAL:**

**To aggressively pursue opportunities to preserve and develop housing throughout the city and the Eastside to meet the needs of all economic segments of the community.**

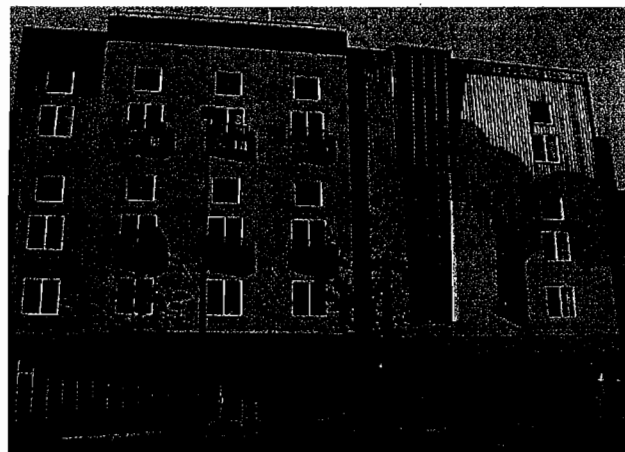
A major challenge for Bellevue and for other Eastside cities is to provide affordable housing opportunities for all economic segments of the population. The state Growth Management Act's housing goal affirms the city's responsibility to meet this challenge. According to Bellevue residents, affordable housing is an on-going issue.

Lack of affordable housing regularly ranks very high as a community problem in the city's biennial Human Services Needs public surveys.

As the supply of vacant, developable land diminishes, the city must explore creative and innovative methods to maintain and increase affordable housing opportunities. The average home price (new and resales) in Bellevue for the year ending the third quarter of 2003 was \$392,378. This included single family homes with an average price of \$460,317 and condominiums with an average price of \$219,955. As of 2004, it is estimated that a three person household earning 100 percent of median income could afford to buy a typical home in only one out of nine Bellevue neighborhoods.

This is similar to findings from the 2000 Census, which showed that only four percent of owner-occupied houses in Bellevue were affordable to households making up to 100 percent of the countywide median income. Ninety percent of ownership housing in Bellevue was not affordable to households making less than 120 percent of the median income.

At the same time, average rents in 2003 ranged from \$856 in East Bellevue (east of I-405) to \$1,081 in West Bellevue (west of I-405). While the average-income household could likely afford this rent, lower-income households have difficulty finding affordable rental units. In 1999, almost 40 percent of renter households paid over 30 percent of their income for housing. Generally, paying 30 percent or less of one's income for housing is considered an



*Affordable housing in the Downtown.*

acceptable threshold. A very high percentage of households (over 60 percent) with incomes below \$35,000 paid 30 percent or more of their income for rental housing. A lower percentage of Bellevue homeowners (25 percent) paid more than 30 percent of their income on housing expenses.

Bellevue and King County define low-income and moderate-income families using the current King County median income, adjusted for family size, as the base. Low-income families are those whose incomes are 50 percent or less of median; moderate-income families are at 50 percent to 80 percent of median. Based on 1999 income data about 15 percent of the city's households are moderate income and 16 percent are low-income.

Bellevue is planning for a housing supply that will meet the needs of all economic segments of the community. Through its multi-faceted housing program, the city is working toward achieving the housing targets established in coordination with the King County Growth Management Planning Council and adopted in the Countywide Planning Policies. The targets for new housing in Bellevue are 24 percent for low-income households and 17 percent for moderate income households.

Between 1993 and 2002, Bellevue exceeded the target for provision of moderate income housing (see Table HO.1). Examples of moderate income housing in Bellevue include permitted accessory dwelling units, projects funded through the ARCH Trust Fund with some or all units affordable at 60% of median income (e.g., Glendale and Somerset Gardens), affordable units created under the now defunct inclusionary housing program, and some market rate developments (typically small rental units in the Downtown). Bellevue is lagging in the creation of low income housing, as are many other Eastside cities.

*Table HO.1*

**Bellevue Provision of New Affordable Housing: 1993 - 2002**

Income	Direct Assistance	Regulatory Incentives*	Market**	Subtotal	Annual Average	Annual Target***
Low Income (50% median)	728	0	0	728	73	105
Mod. Income (80% median)	560	289	658	1,507	151	74

\* Includes permits for accessory dwelling units, density bonuses, etc.

\*\* Does not include property built in 2001 and 2002

\*\*\* Based on 1993 - 2012 growth targets

The previous paragraph discussed the creation of **new** housing related to the Countywide Planning Policies targets. A larger issue is the affordability of the **entire** housing supply—both existing and new housing.

The housing affordability gap for all households is significant. The housing affordability gap is the gap between the number of households at a particular income level and the number of housing units affordable to those households.

For Bellevue and the greater Eastside the most significant shortage of affordable units occur for low income households, especially those at or below 50 percent of median income, and even more significantly those below 30% of median income. The year 2000 gap for low income households (0 – 30% and 30 – 50%) in Bellevue was approximately 4,300 housing units (see Table HO.2), while for East King County it was approximately 11,600 housing units.

**Table HO.2**

**Bellevue Housing Affordability Gap—2000**

<b>Median Income Ranges</b>	<b>Number of Households</b>	<b>Percent of Total Households</b>	<b>Affordability Gap in Units*</b>
0 – 30%	3,735	8%	-2,636
30 – 50%	3,640	8%	-1,692
50 – 60%	2,110	5%	+1,392
60 – 80%	4,731	10%	+1,297
80 – 100%	4,743	10%	-1,053
100 – 120%	4,136	9%	-463
120%+	<u>22,693</u>	<u>50%</u>	+3,153
<b>Total</b>	<b>45,787</b>	<b>100%</b>	

Source: 2000 Census

\* Adjusted for difference in Bellevue households and Bellevue housing units

## **Bellevue's Housing Regulations & Programs**

The city carries out affordable housing goals and policies through regulations in the Land Use Code and through a variety of programs.

**Land Use Code.** The Land Use Code allows affordable housing through voluntary provisions. Affordable multifamily housing is encouraged through density bonuses, increases in height and in lot coverage. These provisions have been used once in seven years and need to be reviewed to determine if there are ways to make the bonuses and standards more effective. Affordable housing is also provided by accessory dwelling units. Smaller senior units, although not tied to affordability, count as half a unit for purposes of density calculation.

**ARCH (A Regional Coalition for Housing).** Recognizing the need to work aggressively and collaboratively to increase the supply of affordable housing, Bellevue, Redmond, Kirkland and King County formed an interlocal agency, ARCH, in 1992. Since then ARCH's members have grown to include all 15 Eastside cities and King County. ARCH's purpose is to preserve and increase the supply of housing for low and moderate income households in East King County.

In addition to assisting members with housing policy and regulations, a major function of ARCH is to coordinate a joint Housing Trust Fund that provides financial support to private and not-for-profit groups creating affordable housing. These projects include family housing, senior housing, homeless/transitional housing, and special needs housing. In its first ten years ARCH funded 2,154 housing units/beds by leveraging \$19,110,000 in funds contributed by local jurisdictions. Funds provided by cities through ARCH are highly leveraged with a combination of county, state and federal public funds and with private funding. ARCH's efforts have been recognized nationally with the receipt of the HUD Secretary Opportunity and Empowerment Award and as a semifinalist in the Innovations in Government program.

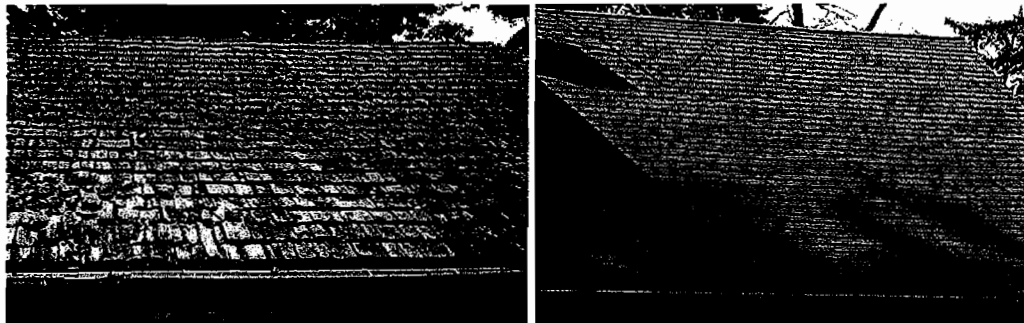
Bellevue has been a major financial contributor to ARCH since its inception. Bellevue's priorities for affordable housing funds are to support special needs housing, including the developmentally disabled and other at-risk populations,



*An ARCH-assisted project in Bellevue.*

homeless and transitional housing, and preservation of existing housing as affordable housing. ARCH's priorities include Bellevue's priorities plus new construction and permanent housing for families and seniors. Bellevue may want to consider expanding its priorities to include all of ARCH's priorities.

**Home Repair Program.** An important housing issue is maintaining the quality of existing homes in Bellevue over time. Much of Bellevue's existing affordable housing is in older single family homes. The city's Home Repair program, in addition to helping to maintain the quality of the housing stock, can also help people stay in their homes as they age or have financial difficulties, which in turn helps preserve the quality of the neighborhoods. forty to fifty homes are repaired each year in Bellevue through this program.



*The Home Repair Program preserves existing housing.*

## **Impact Fees**

The city exempts affordable units from transportation impact fees as does the Issaquah School District from school impact fees. (The Bellevue School District does not impose impact fees.)

**Nonregulatory Financial Incentives.** Financial incentives, when packaged with regulatory incentives, can create sufficient economic incentive to encourage private builders to build multifamily housing units. Options that the city can consider are exempting multifamily housing from some city permit fees and using the state

multifamily property tax exemption program to encourage affordable housing in mixed use neighborhoods.

Because of the difficulty of creating affordable housing, it is critical that any housing created with public funding or through incentives remain affordable for as long as possible. The city uses options such as the right of first refusal, covenants, and loan extensions to ensure that housing remains affordable and will target affordability for the life of the development or the zoning.

## **POLICIES**

**POLICY HO-22.** Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing.

**POLICY HO-23.** Review Land Use Code regulations to remove barriers or unnecessary standards that discourage affordable multifamily housing and to refine affordable housing incentives so they are more successful.

*Discussion: The city has spent considerable time revising processes and standards to remove barriers. This policy encourages continuation of this work with an emphasis on housing affordability.*

**POLICY HO-24.** Ensure that all affordable housing development is consistent with currently adopted building codes and design standards.

**POLICY HO-25.** Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.

**POLICY HO-26.** Involve both the public and private sectors in the provision of affordable housing.

**POLICY HO-27.** Re-assess city guidelines approximately every five years for use of the Housing Trust Fund to ensure they are consistent with changing community needs and priorities.

**POLICY HO-28.** Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.

**POLICY HO-29.** Encourage the building of affordable housing Downtown.

**POLICY HO-30.** Encourage preservation, maintenance, and improvements to existing affordable housing.

**POLICY HO-31.** Encourage the development of long-term management strategies for affordable housing in cooperation with not-for-profit housing organizations.

**POLICY HO-32.** Explore all available federal, state, and local programs and private options for financing affordable housing.

**POLICY HO-33.** Explore financial incentives to encourage affordable multifamily housing, such as partial exemptions from city permit fees and use of the state property tax exemption program.

**POLICY HO-34.** Address the entire spectrum of housing needs in the city's affordable housing programs.

**POLICY HO-35.** Ensure that all affordable housing created in the city with public funds or by regulation remains affordable for the longest possible term.

**POLICY HO-36.** Participate in relocation assistance to low-income households whose housing may be displaced by condemnation or city-initiated code enforcement.

## **Special Housing Needs**

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### **GOAL:**

**To encourage and support a variety of housing opportunities for those with special needs.**

Some Bellevue residents have a variety of special housing needs. In general, special needs populations include people who require some assistance in their day-to-day living. Family living situations, institutional settings, social service programs, and direct, assisted housing all serve a portion of the needs. The city encourages efforts to provide for those needs and offers support and incentives for the development of housing for people with special needs. Housing for people with special needs should be sited to protect residential neighborhoods from adverse impacts and avoid concentrations of such housing. Ongoing stable family living situations for people with special needs can be compatible with other residential uses in neighborhoods. Bellevue's biennial *Human Services Needs Update* provides analysis of the special housing needs in the community and describes the facilities and programs available to provide assistance.

## **POLICIES**

**POLICY HO-37.** Plan for housing for people with special needs. Avoid concentrations of such housing and protect residential neighborhoods from adverse impacts. Encourage ongoing stable family living situations for people with special needs. Provide in all areas for the siting of facilities devoted to the care of people with handicaps.

**POLICY HO-38.** Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community.

**POLICY HO-39.** Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional housing in the community.

**POLICY HO-40.** Support and plan for assisted housing using federal or state aid and private resources.



*Transitional housing helps people move from homelessness to more permanent housing.*

**POLICY HO-41.** Encourage a variety of local incentives and support activities that help provide housing that is affordable and accommodates people with special needs.